

**RUSH
WITT &
WILSON**



**The Nook, Marlpits Lane, Ninfield, East Sussex TN33 9LD
£695,000**

Located on a quiet lane within this popular village is this exceptional detached bungalow available to the market CHAIN FREE. Boasting two large reception rooms, four bedrooms, and three bathrooms, this property provides ample space both inside and out with a beautiful gardens and uninterrupted views.

The social reception spaces including a dining room with a double-sided fireplace, perfect for cosy gatherings, linked to the sitting room offering picturesque views of the garden and surrounding countryside.

The property's generous proportions offer versatile living arrangements, making it suitable for families or those who enjoy hosting guests. The stunning contemporary kitchen is a focal point, combining style and functionality for culinary enthusiasts.

With parking for multiple vehicles, a double detached timber garage, further secure store and gated access providing convenience and security.

The beautiful gardens enjoy sunshine through out the day and benefit from an above ground swimming pool and large decked seating area.

Situated in an elevated position, this bungalow offers uninterrupted rural views, creating a serene and peaceful atmosphere. Whether you seek a tranquil escape or a spacious family home, this property presents a unique opportunity to embrace countryside living at its finest.



The property is approached via a quiet country lane within this popular village. Double remote operated gates open onto a vast driveway which is privately enclosed with mature hedgerow and rhododendron.

Entrance Porch

With herringbone brickwork, Oak framed under a pitched tile roof and exterior lighting.

Entrance Hall

Inset ceiling lighting and electric heater.

Kitchen

11'9 x 17'8 (3.58m x 5.38m)

Fitted with a contemporary range of anthracite grey wall and base mounted units with a deep pan drawers, complementing quartz work surface with matching up-stands, integral fridge/freezer, dishwasher, ceramic six ring hob with cooker hood over, inset double oven, microwave and wine cooler, 1 1/2 bowl sink with drainer and mixer tap, space for washing machine, tumble dryer and base fridge, inset ceiling lighting, tiled floor, open with aspect into the sitting room and onto the garden beyond, double doors into the dining room and double glazed door with rear garden access on the elevated decking.

Dining Room

23'3 x 11'3 to the max (7.09m x 3.43m to the max)

With a stunning central fireplace with double sided wood burning stove on tiled hearth, enjoying a dual aspect via a side double glazed window and a bay window to the front, electric heater, wall and pendant lighting. From the dining area, a wide opening leads through to:-

Sitting/Family Room

21' x 10'8 (6.40m x 3.25m)

With a dual aspect via double glazed windows and sliding doors with access onto the elevated decked area with delightful uninterrupted rural views over the garden, two electric heater, wall mounted lighting and aspect into the kitchen.

Bedroom One

11'9 x 17'2 (3.58m x 5.23m)

With double glazed window and set of double doors with aspect and access onto the rear garden via the elevated decked area, ceiling lighting, electric heater and extensive wardrobes with sliding doors.

En-suite Shower Room

9'9 x 5'2 to the max (2.97m x 1.57m to the max)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold tap, large shower with hand held attachment and fixed rainfall shower head, heated towel rail, shaving point, double glazed obscured window to rear aspect, part tiled walls and inset lighting.

Bedroom Three

16'5 x 13' to the max (5.00m x 3.96m to the max)

With double glazed bay fronted window and further window, built-in wardrobes, electric heater and ceiling lighting.

Bathroom

6'5 x 9'8 (1.96m x 2.95m)

Fitted with a concealed low level w.c, vanity wash hand basin with mixer tap and base and wall storage with mirror and lighting, double ended bath with mixer tap and shower attachment, part tiled walls, window with light via the en-suite, heated towle rail, inset ceiling lighting, extractor and airing cupboard.

Bedroom Four

10'4 x 9'8 (3.15m x 2.95m)

With double glazed bay window to front, loft access, ceiling lighting and electric heater.

Bedroom Two

11' x 11'5 (3.35m x 3.48m)

With double glazed bay window to front aspect, ceiling lighting, electric heater and opening through to a DRESSING AREA with hanging rails and leading into the

En-suite Shower Room

Fitted with a low level w.c, wash hand basin with mixer tap and storage beneath, shower with concertina door with hand held attachment and fixed rainfall shower head, inset lighting and double glazed window to front aspect.

Outside

Double Timber Garage

18'7 x 18'9 (5.66m x 5.72m)

With two barn style doors, windows, power, lighting and separately fused (so could also be used as a workshop). Pedestrian glazed door leading to fence enclosed block paved yard with access to a large open fronted STORAGE AREA and CONTAINER 12' 0" x 8' 1" (3.66m x 2.46m).

Parking

There is ample off street parking for a several vehicles as well as an enclosed gated area ideal for further storage and has space for a large trailer of motorhome.

Barbecue/Outside Kitchen

Timber constructed outside kitchen with built in work surface drawers and power (space for Fridge and barbecue).

Rear Garden

The delightful rear garden is enclosed with mature hedgerow and enjoys a sunny aspect with views rural views form the elevated decked seating area. This area extends to a further large decked entertaining area and the raise swimming pool. Manicured lawn with flower planted borders lead down the garden were there is a duck/chicken house and an enclosed kitchen garden with raised beds. There is outside lighting, water tap, shared well, log store, further storage shed and wide gated access to the front on either side.

Agents Notes

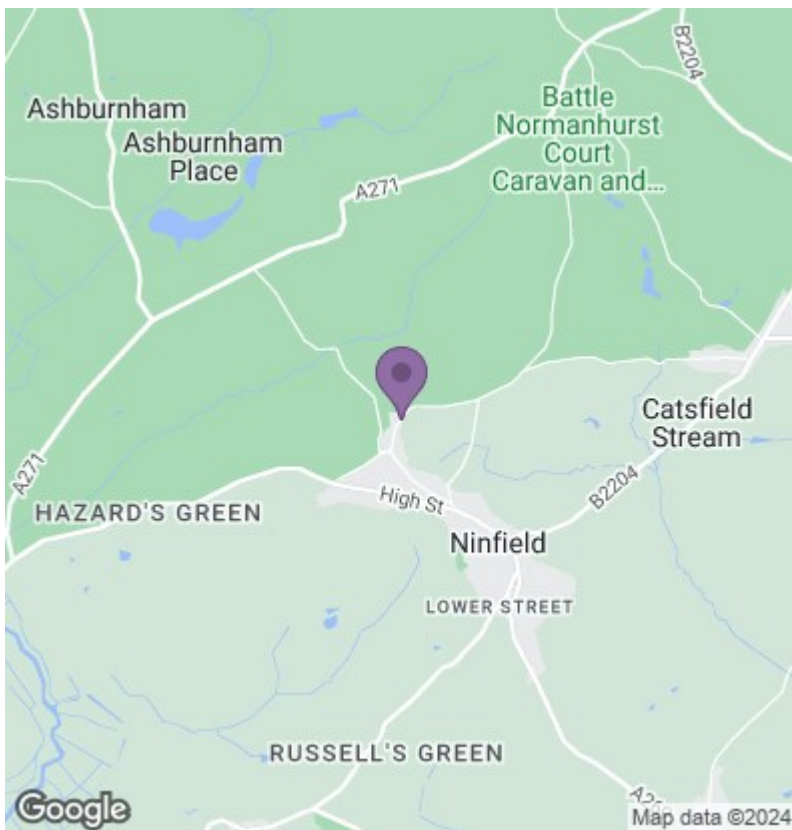
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

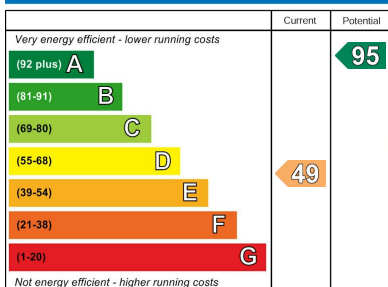
Council tax band E





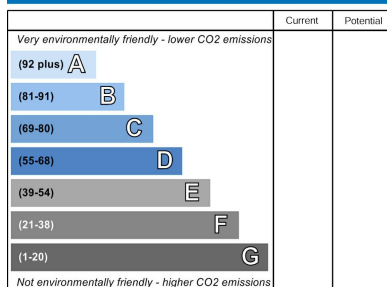


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not necessarily to be taken for any one, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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