

**RUSH
WITT &
WILSON**



**New Oaks, Butchers Lane, Hastings, East Sussex TN35 4NE
Offers In Excess Of £700,000**

Situated within a rural village is this stunning and deceptively spacious detached chalet home offering a tranquil countryside lifestyle. Boasting 3 reception rooms, 4 bedrooms, and 3 bathrooms, this property provides ample and versatile space for comfortable family living.

The property features a well-maintained interior with well-proportioned accommodation throughout, ensuring a cosy and inviting atmosphere. On entering you will be impressed with the large welcoming entrance that has access to all the principal rooms, a sitting room with views over the garden and opens into both the conservatory and dining room. A well appointed kitchen/breakfast room, utility room, cloakroom and ground floor bedroom with an en-suite. The landing is equally well proportioned and leads to three further bedrooms one of which has an en-suite and a further family bathroom.

One of the highlights of this property is its large, beautifully maintained garden. Complete with a greenhouse, summerhouse, and a studio/home office, the outdoor space offers endless possibilities for relaxation and creativity. There is off street parking and an integral garage.

Situated within walking distance of the local pub and mainline station, this home perfectly combines rural tranquillity with easy access to amenities. Don't miss the opportunity to own this exceptional property in a sought-after location.



The property is approached via a herringbone block paved driveway leading to a uPvc double glazed door into:-

Entrance Porch

Double glazed windows to both side and front elevations with a pleasant outlook over the front garden and extending over countryside and fields, radiator, double glazed door opening to:-

Entrance Hall

20'9 x 10'5 to the maximum (6.32m x 3.18m to the maximum)

This spacious and welcoming entrance hall with stairs to first floor, under stairs storage cupboard, large coat and boot cupboard with hanging rail and lighting as well as access to the update security system, dado rail, radiator, coving to ceiling, wall mounted digital thermostat control for gas fired central heating and door into:-

Cloakroom

Fitted with a low level wc, vanity wash hand basin with mixer tap and storage beneath, radiator, coving to ceiling, extractor and inset lights.

Sitting Room

16'2 x 17'9 (4.93m x 5.41m)

With coving to ceiling, two radiators, double glazed window to rear aspect with pleasant views over the garden, double glazed French doors opening to conservatory and wooden internal French doors to the dining room.

Conservatory

12'5 x 8'8 (3.78m x 2.64m)

Part brick construction, with double glazed windows to both side and enjoying a beautiful outlook over the maincured garden, double glazed French doors providing access onto the garden, tiled flooring, two radiators, power and light.

Dining Room

11'3 x 15'7 (3.43m x 4.75m)

With radiator, coving to ceiling, double glazed window to front aspect with a lovely outlook, wooden glazed French doors into the sitting room and return door to entrance hall

Kitchen/Breakfast Room

13'4 x 15'9 (4.06m x 4.80m)

Modern country cottage style kitchen fitted with an extensive range of wall and base mounted cupboards and drawers with a wood effect work surfaces over, five ring electric hob with extractor over, eye level oven and grill, ceramic 1 ½ bowl sink with drainer and mixer tap, attractive part tiled walls, integrated fridge/freezer and dishwasher, ample space for dining table, radiator, coving to ceiling, inset lights, under cupboard lighting, wood effect laminate flooring, door to utility, double glazed windows to side and rears aspects overlooking the stunning garden.

Utility Room

10'4 x 6'5 to the maximum (3.15m x 1.96m to the maximum)

Fitted with a range of wall and base level cupboards and drawers, space for tall fridge/freezer, space and plumbing for washing machine and tumble dryer set beneath kitchen worktops, inset stainless steel sink with drainer and mixer tap, part tiled walls, wood effect laminate flooring, coving to ceiling, recently installed wall mounted Worcester boiler, extractor fan, double glazed door to rear garden and personal door to garage.

Bedroom One

10'3 x 15'7 (3.12m x 4.75m)

With coving to ceiling, radiator, fitted wardrobes with sliding doors, double glazed window to front aspect with a pleasant outlook over neighbouring fields, door into;

En-Suite Shower Room

10'6 x 5'1 (3.20m x 1.55m)

Fitted with a walk-in shower enclosure with fixed rain style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and storage drawers beneath, low level wc, chrome heated towel rail, radiator, part tiled walls, inset lights, coving to ceiling, extractor and double glazed obscured glass window to front aspect.

First Floor

Carpeted stairs leading up to:-

Landing

This spacious landing measures 19'9 x 9'4 has a built-in linen cupboard, loft hatch access, ample space for a study area, radiator and Velux window to side aspect.

Bedroom Two

8'9 x 18'6 (2.67m x 5.64m)

With radiator, coving to ceiling, built-in wardrobe, double glazed window to front aspect with pleasant views over the neighbouring fields and countryside, door into:-

En-suite Bathroom

8'1 x 5'2 (2.46m x 1.57m)

Fitted with a bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap and storage drawers beneath, heated towel rail, aquaborded walls, extractor fan and Velux window to side aspect.

Bedroom Three

11'6 x 11'8 (3.51m x 3.56m)

With radiator, coving to ceiling, fitted wardrobes and double glazed window to rear aspect with lovely views over the well-stocked rear garden.

Bedroom Four

11'6 x 9'1 to the maximum forming an irregular sha (3.51m x 2.77m to the maximum forming an irregular)

With radiator, coving to ceiling and double glazed window to rear aspect with pleasant views over the well-stocked rear garden.

Bathroom

11'6 x 5'9 (3.51m x 1.75m)

Fitted with a panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with fixed rain style shower head and further hand-held shower attachment, vanity wash hand basin with mixer tap and storage beneath, low level wc, heated towel rail, part tiled walls, extractor, inset lights and Velux window to side aspect.

Outside

Garage

19'3 x 8'5 (5.87m x 2.57m)

Mezzanine storage level, power and light, remote controlled roller door, built-in storage cupboard, double glazed window to side aspect, double glazed French doors to garden and steps up to personal door into utility room.

Front Garden

Block paved drive providing off road parking for multiple vehicles, access to an attached garage, steps up to front door and pathway providing side access. The front garden is laid with shingle and tiered sleeper enclosed beds planted with mature plants and shrubs.

Rear Garden

Expansive level family friendly garden with a extensive block paved patio affording ample space for patio furniture ideal for outdoor entertaining, a block paved path runs down one side of the level lawn flanked by well stocked flower and shrub borders. There is a pretty SUMMERHOUSE with power and lighting, Gated access to a further section of enclosed garden arranged as a kitchen garden with vegetable beds, GREENHOUSE, wooden shed/workshop and STUDIO/HOME OFFICE (that has power and lighting). The garden is private and enclosed by hedged boundaries and offers a delightful outside space for entertaining or for families to enjoy.

Agents Notes

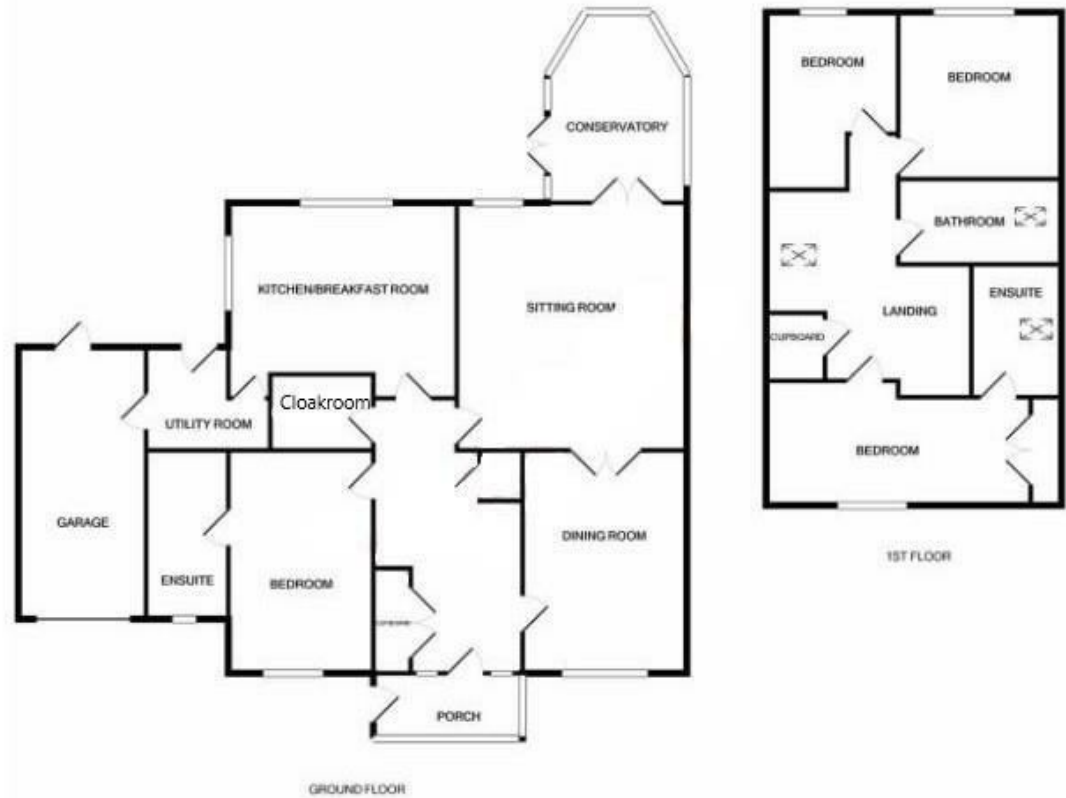
None of the services or appliances mentioned in these sale particulars have been tested.

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







While every attempt has been made to ensure the accuracy of the floor plan and measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 herein have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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