

**RUSH
WITT &
WILSON**



**FourBoys Cottage, High Street, Ninfield, East Sussex TN33 9JP
£485,000**

This deceptively spacious and exceptionally well presented 1983 built 3/4 bedroom link-detached property is ideally located in the heart of this popular rural village within walking distance of the local public house, recreation field, doctors surgery and excellent village school, also being within Claverham School catchment area.

The property enjoys a southerly aspect, adjoining fields to the rear with rural views stretching to the Sussex coast. Benefits from recently installed solar panels with battery storage and underflooring heating on the ground floor.

The accommodation comprises an entrance porch, sitting room with a wood burning stove, stunning kitchen/dining/family room which is flooded with natural light and has views over the rear garden, study/bedroom four, recently appointed bathroom/utility. Making an ideal guest suite. The first floor comprises of three well proportioned bedrooms, with the main bedroom benefiting from the stunning views, and a shower room.

Outside there is ample off street parking, a workshop and a beautiful well stocked and thoughtfully designed rear garden, which is sure to be a delight for any keen gardener.



Property approached via driveway with exterior lighting and wooden and glazed front door leading into:-

Entrance Porch

6'9 x 4'6 (2.06m x 1.37m)

Double glazed windows, laminate flooring, ceiling lighting and double wooden and glazed doors into:-

Sitting Room

20'1 x 11'7 (6.12m x 3.53m)

Double glazed window to front aspect, ceiling and wall mounted lighting, stone fireplace with wooden mantle housing a wood burning stove, alcove shelving and a combination of laminate and carpeted flooring with underfloor heating.

Wooden and glazed double doors lead into:-

Kitchen/Dining/Family Room

22'5 x 19'1 to the max reducing to 17'3 (6.83m x 5.82m to the max reducing to 5.26m)

This stunning room is flooded with light via floor to ceiling double glazed panels enjoying a delightful outlook over the garden and neighbouring farmland. With double doors allowing rear garden access. This versatile room has ample space for family dining and a comfortable seating area, with Travertine tiled floor through-out benefiting from underfloor heating, pendant an inset lighting, under stairs storage, radiator fitted thermal ceiling blinds and television point.

The kitchen is fitted with matching wall and base mounted units incorporating deep drawers, glass display cabinets and a central island which is movable on caster, with a minerva work surface, inset ceramic sink with mixer tap, integral eye level oven, electric hob, integral dishwasher and space for America style fridge/freezer.

Study/Bedroom Four

9'1 x 7'1 (2.77m x 2.16m)

Double glazed window to front aspect and Velux with built-in blind, under floor heating, radiator, ceiling lighting, semi vaulted ceiling and connecting door the bath/utility room so can be used as an en-suite for guests.

Bathroom/Utility

6'6 x 7'2 (1.98m x 2.18m)

Newly appointed and comprising a low level w.c, vanity

wash hand basin with storage beneath and mixer tap, curved paneled bath with mixer tap and shower over with a handheld attachment and fixed rainfall head, double glazed window to rear aspect, under floor heating, space for washing machine and tumble dryer, ceiling lighting, extractor and chrome heated towel rail.

Door leading off the kitchen into:-

Rear Lobby

With tiled floor, ceiling lighting, stairs to first floor and uPvc glazed door with side access.

First Floor

Landing

Opaque glazed window to side aspect, radiator and inset ceiling lighting.

Bedroom One

134 x 11'7 (40.84m x 3.53m)

Double glazed window to rear aspect enjoying delightful far reaching views over the rear garden and adjoining farmland out towards the Sussex coast. Inset and pendant lighting and radiator.

Bedroom Two

11'7 x 11'7 (3.53m x 3.53m)

Double glazed window to front aspect, ceiling lighting, radiator, two built in cupboards, a built-in wardrobe and loft hatch access with a pull down ladder and access to the electric boiler.

Bedroom Three

8'2 x 9' (2.49m x 2.74m)

Double glazed window to front aspect, inset ceiling lighting, radiator and built-in shelving.

Shower Room

7'8 x 7' (2.34m x 2.13m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage drawers beneath, large shower cubicle with fixed rainfall shower head and hand held attachment, tiled floor with under floor heating, chrome heated towel rail, inset ceiling lighting and double glazed windows to rear aspect enjoying the stunning far reaching rural views across to the Sussex coast.

Outside

Front Garden/Parking

The front of the property is screened by a mature hedge and provides ample off street parking and pretty planted borders.

Rear Garden

The stunning rear garden will be a delight for any keen gardener, enjoying and sunny aspect and having been thoughtfully designed and arranged by the present owners with a number of seating areas ideally positioned to take advantage of the sun through-out the day. The garden is extensively planted with mixed herbaceous and tropical borders with an attractive pathway that leads you through the garden to a covered pergola seating area then onto a secluded seating area with an ornamental pond and across the level lawn to the raised vegetable beds and the quaint summerhouse.

The garden is enclosed with fence to the sides and left open with trellis to the rear to make the most of the delightful rural outlook. There is exterior lighting, power points and water tap.

Workshop/Potting Shed

20'3 x 9'3 (6.17m x 2.82m)

Flooded with lots of natural light with double glazed windows to the front and rear as well as a Velux window and with access from the front via a uPvc double glazed door and to the rear garden. With power and lighting and currently arranged as a workshop and potting shed.

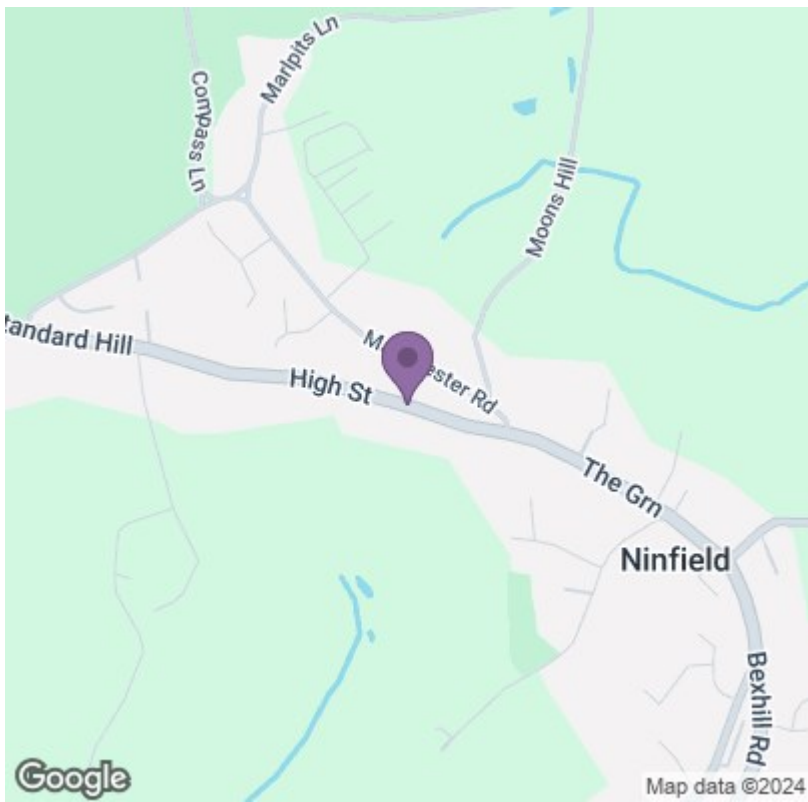
Agents Notes

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.







GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.

TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) approx.
 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 no responsibility is taken for any error, 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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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		47	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Endland & Wales	EU Directive		

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			
Endland & Wales	EU Directive		



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