

**RUSH  
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WILSON**



**4 Yew Tree House, Wheel Lane, Westfield, East Sussex TN35 4SG  
£225,000**

Set in a rural lane location surrounded by fields and vineyards, whilst being a short drive to the Market Town of Battle with a mainline station to London Charing Cross, is this stunning ground floor apartment forming part of a period country house. Ideal for anyone looking for the ease of downsizing to a more manageable property, a superb second home or lock up and leave.

This part of the property dates from 1900 which was then part of the Bowes Lyon estate and later owned by the 15th Earl of Strathmore and Kinghorne, brother of the Queen mother. Converted in 1983 this unique property offers the convenience of apartment living with the rural idyll of country life.

The property benefits from a direct private entrance into the sitting/dining room and a separate access from the communal hall. The stunning sitting/dining room has height ceilings, period architraves and a wood burning stove, leading into the kitchen with integral appliances, bathroom and double bedroom.

Outside there are mature well maintained communal gardens, residences parking and a private timber shed/workshop.

Further benefiting from a share of the freehold, use of a residents guest room and being available chain free.



The property is approached via a gated driveway leading into the communal grounds, the property benefits from a private wooden glazed entrance door as well as an entrance door from the communal hallway leading through to:

### **Grand Stairwell**

Solid wooden entrance door with steps leading through to:

### **Sitting/Dining Room**

18'8 x 15'7 extending to 19'6 into curved bay (5.69m x 4.75m extending to 5.94m into curved bay)

This stunning period room has high ceilings with attractive coving and period feature skirting boards, double glazed double doors providing private access and a bay windows incorporating a stunning stone fire surround with hearth housing an 11 kw log burner, two radiators, ample space for family dining and seating, bespoke doors leading off into:

### **Kitchen**

9' x 7'6 (2.74m x 2.29m)

Large traditional corned bayed window, range of matching wall and base units with Corian work surfaces over incorporating the sink and side drainer with mixer tap, integrated oven and four ring electric hob with Bosh cooker hood above, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, plate rack, attractive tiled surround and ceiling lighting.

### **Bathroom**

9'9 x 5'6 (2.97m x 1.68m)

Double glazed window to rear aspect, low level wc, curved tiled surround double ended bath with

mixer tap and shower attachment, circular vanity wash hand basin with mixer tap and storage cupboard set to side and below, tiled walls, extractor fan, chrome heated towel rail and ceiling lighting.

### **Bedroom**

15'6 x 10'2 (4.72m x 3.10m)

Double glazed bay window with aspect over the grounds flooding the room with natural light, radiator, attractive coving and ceiling lighting.

### **Outside**

#### **Communal Gardens**

There are stunning well maintained and established mature communal gardens to the front and rear with a pond, clothes drying area and private shed/workshop which is approximately measuring 8' x 12.

#### **Parking**

There are two non allocated parking spaces.

#### **Agents Note**

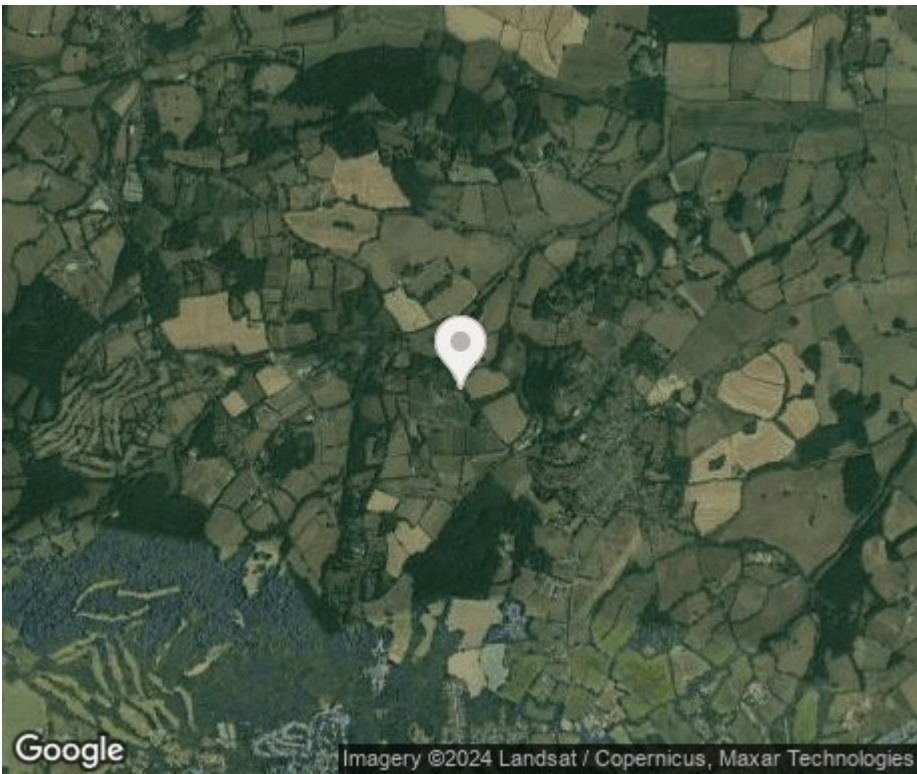
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Service Charge of £3500 pa (to be verified) this does including all heating and hot water form the central boiler, buildings insurance and up keep of grounds



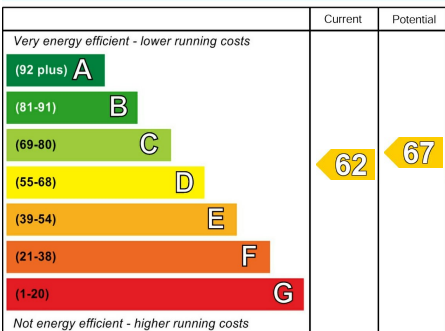




GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.

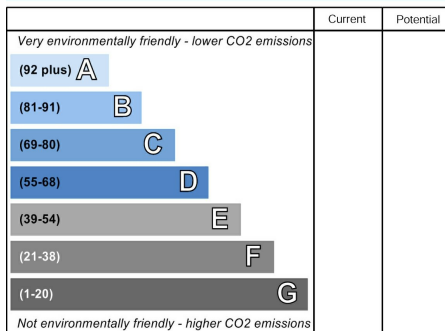


**Energy Efficiency Rating**



**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



**England & Wales** EU Directive 2002/91/EC

TOTAL FLOOR AREA: 582 sq.ft. (54.1 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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