

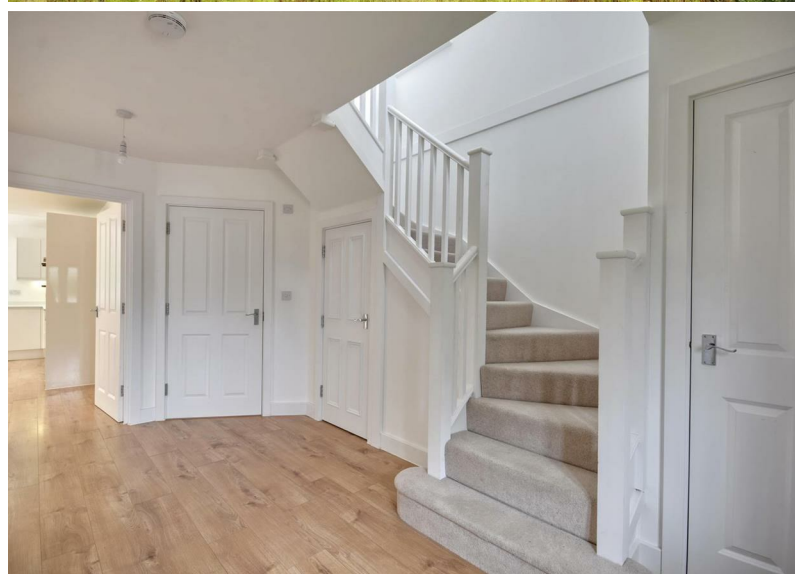
**RUSH  
WITT &  
WILSON**



**Oak Tree House, Stockwood Meadow, Staplecross, East Sussex, TN32 5FB.  
Price Guide £650,000 - £700,000.**



**\*\*\*PRICE GUIDE £650,000 - £700,000\*\*\*** A substantial five bedroom detached family home extending to 2500 sqft situated within the highly desirable Village of Staplecross backing onto open meadows with stunning rural views. Constructed in 2019 this impressive home enjoys a bright and contemporary living space generously arranged of three floors comprising a spacious reception hall with WC and useful storage, 20ft double aspect main living room, 23ft kitchen / dining / family room with French doors to the rear garden and separate boot and utility room. To the first floor a generous landing space serves four principal bedrooms comprising three doubles, one with en-suite shower room facilities, further single or optional home office and main family bathroom suite. To the second floor enjoys an impressive double aspect master suite with stunning views to adjacent meadows, dressing room and sizeable en-suite bathroom. Externally enjoys a private south-facing rear garden laid to lawn with patio and off road parking available to the front. Staplecross Village offers easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross. Offered CHAIN FREE.



## Front

Off road parking for several vehicles to front over a block pave driveway enclosed by high level close board fencing, garden laid to lawn, high level gate to side with access to rear, covered entrance with composite front door.

## Reception hall

Grey wood effect LVT flooring, inset coir mat, pendant lighting, turned carpeted staircase to first floor landing with cupboard below, radiator, power points, storage cupboard via door housing the consumer unit and power point.

## WC

Internal door, tile flooring, obscure UPVC window to side aspect, push flush WC, wall mounted basin, radiator, ceiling light and extractor fan.

## Living room

20' x 15' (6.10m x 4.57m)

Internal door, carpeted flooring, two UPVC windows to front aspect each with radiators below, further window to side aspect, pendant lighting, power points, TV and phone point.

## Kitchen / dining / family room

23'7 x 18' (7.19m x 5.49m)

Internal door, grey wood effect LVT flooring, UPVC window and French doors to rear aspect, further window to side, two additional Velux windows to the rear aspect, spotlight and recessed downlighting, internal door to side porch and utility, radiator, kitchen hosts a variety of matching base and wall units with white high gloss doors beneath stone effect laminated counter tops, integrated tower 50/50 fridge freezer, integrated oven and grill, inset four ring BOSCH electric hob with stainless steel extractor canopy and light over, inset one and half stainless bowl with drainer and tap, integrated BOSCH dishwasher, further radiator, variety of power points, TV point.

## Side porch

6'7 x 5'6 (2.01m x 1.68m)

Internal door from kitchen, grey wood effect LVT flooring, glazed external door and UPVC window to side elevations, internal door to utility room, power point, radiator.

## Utility room

9'4 x 6'7 (2.84m x 2.01m)

Internal door, grey wood effect LVT flooring, UPVC window

to side elevations, radiator, fitted base units with high gloss doors, laminated counter top over, under counter spaces for washing machine and tumble dryer, inset single stainless bowl with drainer and tap, wall unit housing the ideal gas boiler.

## Stairs and landing

Turned carpeted staircase and landing, UPVC windows to side and front aspects, built in airing cupboard via double doors complete with slatted shelving housing the mega flow heating system, further turned carpeted staircase to second floor master suite, further cupboard via door with shelving, radiator, pendant lighting and power point.

## Family bathroom

10' x 6'6 (3.05m x 1.98m)

Internal door, ceramic tile flooring, obscure UPVC window to rear aspect, push flush WC, panelled bath suite, heated towel rail, wall mounted basin, corner shower enclosure with mixer, ceiling downlights and extractor fan.

## Bedroom 5 / Office

10' x 7'8 (3.05m x 2.34m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, power points, phone point.

## Bedroom 3

11'3 x 11'3 (3.43m x 3.43m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

## Bedroom 4

11'3 x 10'5 (3.43m x 3.18m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

## Bedroom 2

15'4 x 12'4 (4.67m x 3.76m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, internal door to en-suite, power points, phone and TV point.

## En-suite shower room

7' x 5'5 (2.13m x 1.65m)

Internal door, ceramic tile flooring, obscure UPVC window to side aspect, push flush WC, heated towel rail, wall mounted basin, corner shower enclosure with mixer, ceiling downlights and extractor.

## Stairs and landing to master suite

Turned carpeted staircase and landing, UPVC window to side aspect, internal door and light.

## Bedroom 1

25'6 x 19' (7.77m x 5.79m)

Internal door, carpeted flooring, two dormer UPVC windows to front aspect each with radiators below, further window to side with elevated rural aspect to adjoining meadows, internal doors to dressing room and en-suite, power points.

## En-suite bathroom

11'5 x 8'8 (3.48m x 2.64m)

Internal door, ceramic tile flooring, obscure UPVC window to side aspect, push flush WC, chrome heated towel rail, twin wall mounted basins with fitted mirrors, panelled bath suite, shower enclosure, ceiling down lights and extractor fan.

## Dressing room

8'7 x 6'6 (2.62m x 1.98m)

Internal door, carpeted flooring, light.

## Rear garden

Private rear garden enjoying a pleasant south-facing orientation enclosed by part high level close board fencing and chestnut post and rail fencing, garden laid to lawn gently sloping to one end, external tap, paved seating area with French doors to kitchen / dining room, paved pathway to side with high level gate to front, external door to utility room.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band G.

## 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.



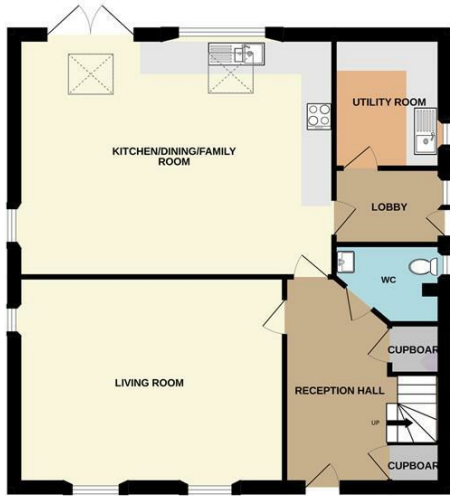








GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 87                       | 91        |  |           |

Energy Efficiency Rating: 87 (Current), 91 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk