

**RUSH  
WITT &  
WILSON**



**3 Mons Calpe, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.  
£675,000 Freehold**



**A beautifully presented four bedroom detached family home located within the highly desirable Village of Broad Oak enjoying a large south-facing rear garden and far reaching rural views to the Brede Valley and beyond. Forming part of three executive homes constructed in 2014, the property was designed and finished to a very high standard with ground floor accommodation comprising a main entrance porch, spacious and well-lit hallway, study and WC, 21ft double aspect living room with wood burning stove and French doors to the rear garden, stunning 19ft triple aspect kitchen / breakfast room with bi-folding doors to the rear garden and separate utility room. To the first floor, a bright landing serves four principal bedrooms each with built in wardrobes to include a generous master bedroom complimented by an en-suite shower room in addition to a well appointed main family bathroom suite. The property enjoys underfloor heating throughout the ground floor and stunning elevated views to the rear on the first floor. Outside enjoys a well tended south-facing rear garden with Indian sandstone paved terrace providing an alfresco dining area to enjoy the beautiful views. To the front provides off road parking and attached single garage. Broad Oak Village offers a convenience store, Bakery, well regarded Doctors surgery and recently renovated gastro pub. Further High Street shopping is available nearby at both Battle & Rye. Located just 7 miles from Robertsbridge railway station providing access into London Bridge and Charing Cross, the area also offers an excellent choice of local state and private schools. Neighbouring Brede High Woods owned by the woodland trust land also offers 647 acres of excellent walks.**





**Front**

Aggregate driveway to front providing off road parking, driveway extends to attached single garage, high level fence incorporating gate to side leading to rear, established hedgerow and planted shrub borders, further high level gate to eastern elevations with access to rear, flagstone steps and external lighting leading to entrance porch.

**Entrance Porch**

7'1 x 4'5 (2.16m x 1.35m)  
Part-glazed UPVC front door, flagstone flooring, UPVC window to side aspect, storage cupboard via door, part-glazed composite door leading to entrance hall, light.

**Entrance Hall**

Oak flooring with inset coir mat, straight run carpeted staircase leading to first floor accommodation, alarm panel and thermostat, internal oak fire door to garage, power and phone points.

**Cloakroom/WC**

6'6 x 3'3 (1.98m x 0.99m)  
Internal oak door, porcelain floor tiling, push flush WC, wall mounted hand basin with tile splashback, ceiling light and extractor fan.

**Study**

11'8 x 8'7 (3.56m x 2.62m)  
Internal oak door, oak flooring with under floor heating, UPVC window to front aspect, internal oak leading to storage cupboard with light, variety of power points, pendant light.

**Living Room**

21' x 11'8 (6.40m x 3.56m)  
Internal oak glazed door, oak flooring with underfloor heating, two UPVC windows to the side aspect, UPVC French doors to the rear aspect with further sidelights windows enjoying beautiful far reaching views, exposed brick fireplace with flagstone hearth and oak bressumer housing a cast iron wood burning stove, pendant lighting, variety of power points, TV point.

**Kitchen/Breakfast Room**

19'6 x 16'9 narrowing to 6'7 (5.94m x 5.11m narrowing to 2.01m)  
Double internal oak glazed doors from hall, oak flooring with underfloor heating, full height UPVC window to side aspect, bi-folding doors leading to the rear garden enjoying far reaching views, further UPVC window to side, internal oak door to the utility room, ceiling downlights and pendant lighting, variety of power points, TV point, space for breakfast table and chairs, space for American style fridge freezer. Kitchen hosts a variety of matching base and wall units with shaker style doors with

pewter furniture beneath solid oak counter tops with undermounted butler sink complete with rinser tap, limestone splashback tiling, inset five ring NEFF gas burner with fitted stainless steel extractor canopy and light over, twin below counter level NEFF ovens, integrated BOSCH dishwasher, fitted dresser unit.

**Utility Room**

9'8 x 5'3 (2.95m x 1.60m)  
Internal oak door, oak flooring with underfloor heating, UPVC window and part-glazed external door to side elevations, light, fitted base units with contemporary doors beneath laminated counter tops with inset single stainless bowl with drainer and tap, limestone splashback tiling, under counter spaces for washing machine and tumble dryer, variety of power points, extractor fan.

**Stairs and Landing**

Carpeted staircase with painted balustrade, access panel to loft over with pull down ladder leading to a part-boarded loft space, thermostat, power points, linen cupboard via oak door housing the unvented cylinder and slatted shelving.

**Master Bedroom**

16' x 11'9 (4.88m x 3.58m)  
Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, fitted wardrobes with hanging rails and shelving, internal oak door to en-suite shower room, power, TV and phone point.

**En-suite Shower Room**

6'6 x 5'7 (1.98m x 1.70m)  
Internal oak door, travertine floor and wall tiling, obscure UPVC window to front aspect, large walk-in shower enclosure with shower screen and mixer, ceiling downlights and extractor fan, push flush WC, chrome heated towel radiator, wall hung vanity unit with cupboards below and LED lit mirror above.

**Bedroom Two**

18'6 x 9'7 (5.64m x 2.92m)  
Internal oak door, two Velux windows to the front aspect each with fitted blinds, further UPVC French dormer window to the rear aspect enjoying far reaching rural views, radiator, fitted wardrobes with hanging rail and shelving, power points, light.

**Bedroom Three**

11'6 x 9'5 (3.51m x 2.87m)  
Internal oak door, carpeted flooring, UPVC dormer to the rear aspect enjoying far reaching rural views, radiator, light, fitted wardrobe with hanging rails and shelving, power points.

**Bedroom Four**

9' x 9' (2.74m x 2.74m)  
Internal oak door, carpeted flooring, UPVC dormer to the rear aspect enjoying far reaching rural views, radiator, light, fitted wardrobe with hanging rails and shelving, power points.

**Family Bathroom**

9'4 x 5'5 (2.84m x 1.65m)  
Internal oak door, travertine floor and wall tiling, obscure UPVC window to side aspect, chrome heated towel radiator, ceiling downlights and extractor fan, push flush WC, wall hung vanity unit with cupboards below and LED lit mirror over, double ended bath suite with taps, corner shower enclosure via screen door complete with shower mixer.

**Rear Garden**

Large south-facing rear garden enjoying far reaching rural views towards the Brede valley and beyond, Indian sandstone terrace leads from the rear elevations providing an alfresco dining or entertaining area, path to each side elevations with high level gates to front, two garden sheds, log store, external lighting, power points and hot and cold taps, steps from terrace leading to a well tended area of lawn gently sloping to one end enclosed by established hedgerow, planted shrub borders, further private seating area to lower end of garden.

**Garage**

18'2 x 9'7 (5.54m x 2.92m)  
Electrically operated roller door to front, internal oak fire door to hallway, power points and lighting, wall mounted gas boiler and consumer unit.

**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.

Council Tax Band - F

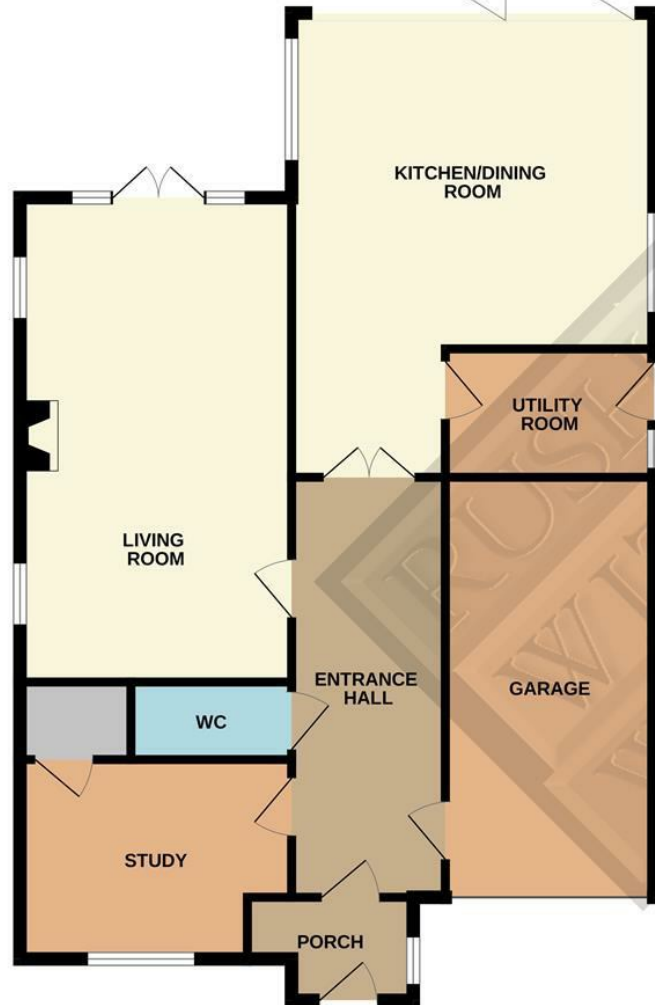








GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



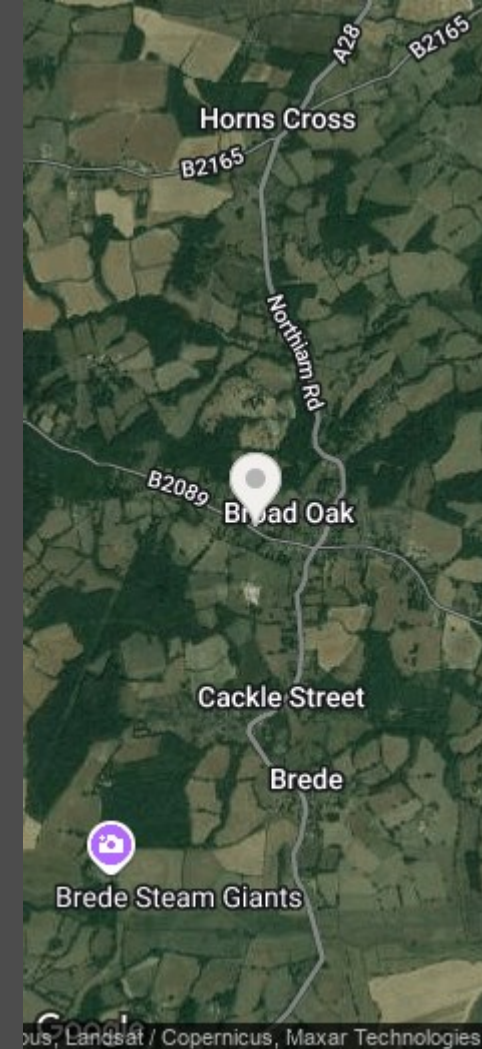
1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	85		
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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