

**RUSH
WITT &
WILSON**



**Marl Cottage, Kings Bank Lane, Beckley, East Sussex, TN31 6RT.
£725,000 OIEO Freehold**

A beautifully presented and deceptively spacious four bedroom detached family residence extending to 2900 sqft occupying an idyllic and peaceful country lane position of Beckley Village. This exceptional home offers an combination of open plan and highly adaptable living accommodation arranged over two floors comprising a main entrance porch, ground floor study, 19ft kitchen / breakfast room with additional large utility room and WC, 22ft double aspect main living room with stunning oak flooring, fireplace with cast iron stove and delightful adjoining snug / garden room with French doors to the rear terrace and gardens. To the first floor a large landing serves four spacious bedrooms to include an impressive master suite with large dressing room and en-suite bathroom in addition to a stunning main family bathroom suite. Outside enjoys a beautifully private and well established rear garden backing onto woodland with large paved seating area, well stocked borders, koi pond with ornamental acers, green house with power supply, fruit cage and brick built workshop or potential home office with power and lighting. To the front offers ample off road parking via a private gated entrance and integral garage. The area offers an excellent choice of rural walking networks and is conveniently located to the well regarded Village Primary School. The cinque port town of Rye nearby offers a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just two miles away benefitting from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available at Tenterden and Rye just a short Drive away.



Front

Extensive block-pave driveway to front accessed from the lane via a timber five bar gated entrance with further pedestrian side gate, driveway extends to an attached single garage, Beech hedgerow to side, variety of planted perennial borders, front garden laid to lawn hosting a selection of established flower beds with mature hedgerow to front, high level close board gate to side, external lighting, shingled seating area to front, external light and power point.

Entrance Porch

7'4 x 5'2 (2.24m x 1.57m)
UPVC front door with sidelight windows, further UPVC windows to front and side aspects, wall light, power point, further obscure UPVC front door with sidelight windows to inner hallway, tiled flooring.

Hallway

Quickstep laminate flooring, straight run carpeted staircase to first floor landing, storage cupboard below via painted door complete with light and power point, part glazed oak door to kitchen / breakfast room, radiator, internal oak doors to main living room and to study, ceiling downlights, power point.

Study

12'6 x 8' (3.81m x 2.44m)
Internal oak door, carpeted flooring, UPVC window to front, radiator, ceiling downlights, corner cupboard, power points.

Stairs and landing

Carpeted staircase and first floor landing, fitted bookcases, radiator, power points, built in cupboards complete with slatted shelving.

Living room

22' x 22' (6.71m x 6.71m)
Internal oak door from hall and kitchen, internal glazed bi-folding doors to adjoining snug / garden room, solid oak flooring, two UPVC windows to side and front aspects, three radiators, series of wall lights, exposed brick fireplace with oak bressumer housing a cast iron multi-fuel stove over a quarry tile hearth, variety of power points, TV point.

Snug / Garden room

13' x 9'4 (3.96m x 2.84m)
Internal glazed bi-folding doors from living room, Oak veneer flooring, UPVC French doors to rear aspect, radiator, power points, pendant light.

Kitchen / breakfast room

19'2 x 13'6 (5.84m x 4.11m)
Internal glazed door to hallway and to utility room, UPVC window to rear aspect, internal oak door to the living room, cupboard via Oak door, ceramic tile flooring, ceiling downlights, space for dining table and chairs, column radiator, high level wall unit housing the consumer unit, kitchen end hosts a variety of matching base and wall units with shaker style doors beneath quartz counter tops with matching upstands and sills, variety of above counter level power points, undermounted butler sink with taps, inset five ring gas hob (bottle fed) quartz splashback, extractor canopy and light over, eye level NEFF oven and grill, pull out bin, integrated dishwasher, breakfast bar with space for stools below, phone point, power points with USB ports.

Utility room

12'1 x 9'4 (3.68m x 2.84m)
Internal part-glazed oak door, ceramic tile flooring, UPVC window and part-glazed external door to rear aspect, space for an American style fridge / freezer with plumbing for water dispenser, radiator, Oak door to larder cupboard, quartz effect laminated counter top with matching upstands, inset circular stainless bowl with tap, under counter spaces for washing machine, tumble dryer and fridge, power points, internal passageway to cloakroom and access to garage via internal door.

Lobby

Ceramic tile flooring ceiling light, internal door to garage, internal oak door to cloakroom.

Cloakroom

7'5 x 5'4 (2.26m x 1.63m)
Internal oak door, ceramic floor tiling, obscure UPVC window to side aspect, ceiling light, heated towel rail, concealed push flush WC with adjacent cupboards, stone effect laminated counter top over, vanity with inset basin and cupboards, ceramic wall tiling, extractor fan.

Bedroom 1

16'8 x 13' (5.08m x 3.96m)
Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below, ceiling downlights, variety of power points, open access to dressing room, TV point.

Dressing room

12'6 x 12' (3.81m x 3.66m)
Carpeted flooring, UPVC window to front, internal oak door to en-suite, radiator, full range of fitted wardrobes with hanging rails and shelving over via painted shaker style doors, power points.

En-suite bathroom

15'5 x 7'9 (4.70m x 2.36m)
Internal oak door, ceramic tile flooring with underfloor heating, Velux windows to front and rear aspects each with fitted pull down blinds, ceramic wall tiling, Heritage bidet and push flush wc suite, vanity unit with counter top basin and cupboard below, shower enclosure with screen door, ceramic wall tiling and aqualisa digital mixer, contemporary style heated towel rail, freestanding heritage bath suite with traditional fittings, cupboard housing the hot water tank.

Family bathroom

13' x 10'3 (3.96m x 3.12m)
Internal oak door, ceramic tile flooring with underfloor heating, UPVC window to rear aspect, airing cupboard via oak door complete with slatted shelving housing the hot water cylinder, contemporary chrome column heated towel rails, ceiling downlights, shower enclosure via screen door, ceramic wall tiling, pump power shower with contemporary mixer with large rainfall head and rinser attachment, panelled bath suite with central tap and rinser, further combination vanity unit with push flush wc and bidet suite, twin vanity unit with counter top basins and pull out drawers below, stone effect counter top.

Bedroom 4

10'8 x 9'6 (3.25m x 2.90m)
Internal oak door, carpeted flooring, UPVC dormer window to front, radiator, ceiling downlights, power points, low level eaves storage cupboard via door.

Bedroom 3

12' x 11'6 (3.66m x 3.51m)
Internal oak door, UPVC dormer window to front, radiator, power points, range of built in wardrobes complete with hanging rails and shelving over.

Bedroom 2

14'4 x 13' (4.37m x 3.96m)
Internal Oak door, carpeted flooring, UPVC window to rear with radiator below, ceiling downlights, power points, TV point.

Rear garden

Part block pave and paved seating area from the rear elevations providing an alfresco dining or entertaining space overlooking the lawns with pleasant wooded backdrop, storage area for bins, block paved path to leads to side elevations with gate to front, external light, path enclosed by close board fencing, brick built workshop, raised brick borders with planted perennials, external tap, gutter fed water butts, external power point and light, log store, timber edged borders, level area of lawn with raised koi pond, well stocked borders, fruit cage and greenhouse, planted shrub borders, pedestrian gate to Parish Council owned woodland area to rear, oil tank located behind workshop.

Workshop

12'7 x 8'6 (3.84m x 2.59m)
Timber door to front, power supply and lighting, window to side aspect.

Garage

16'3 x 11'7 (4.95m x 3.53m)
Electrically operated door to front, further internal door to inner hall serving the utility room, power supply and lighting, internal door to room housing the boiler.

Services

Oil-fired central heating system.
LPG gas to kitchen hob.
Mains drainage.
Local Authority - Rother District Council. Band F.

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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







SQ.M IS INCLUDING GARAGE AND OUTBUILDINGS

TOTAL FLOOR AREA : 2916 sq.ft. (270.9 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 ₂) Rating	
Current	Potential	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		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	
65	76		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

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