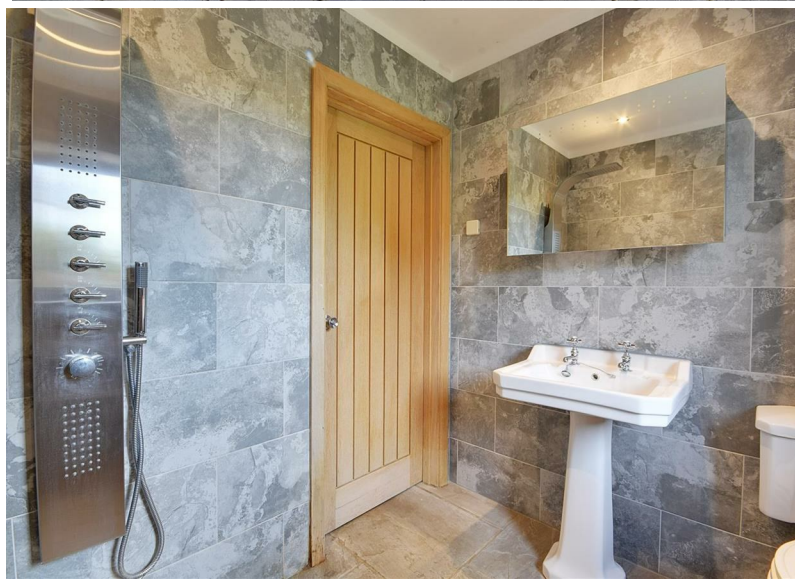


**RUSH
WITT &
WILSON**



**Six Acres, Stoddards Lane, Beckley, East Sussex, TN31 6UG.
£599,950 Freehold**

£575,000 - £595,000 Guide Price. A delightful three bedroom country residence occupying a truly idyllic rural setting located within the Village of Beckley just 7 miles West of the Cinque Ports town of Rye. Living accommodation comprises a 18' double aspect kitchen / dining room with walk-in larder and adjoining utility, ground floor contemporary wet room suite, lower ground floor main living room with French doors to the rear terrace and gardens, three spacious first floor bedrooms with an en-suite bathroom and walk-in wardrobe to the master in addition to a contemporary main bathroom suite. The property offers underfloor heating to the ground and lower ground floor levels, air source heat pump system with NEST controls. Outside offers private landscaped front and rear gardens with a large paved terrace to rear and side, off road parking space to front. Offered CHAIN FREE.



Front

Premises accessed from country lane via wooded five bar gate leading to shingled parking space, paved path leading to covered entrance with Oak front door, fencing with close board gate to front garden, storage area for bins, close board gate to eastern elevations leading to rear garden.

Entrance hall

Oak front door with sidelight window, Indian Sandstone pave flooring, ceiling down lights, Nest heating thermostat, carpeted staircase to first floor, cupboard housing unvented cylinder system and consumer unit.

Wet room

7' x 6'3 (2.13m x 1.91m)

Internal Oak door, Indian Sandstone pave flooring, window to rear, ceiling down lights and extractor fan, chrome ladder heated towel rail, ceramic wall tiling, pedestal wash basin and WC, wall hung sensor mirror with light, contemporary spa shower with rinser attachment.

Kitchen / dining room

18'5 x 18'1 (5.61m x 5.51m)

Internal Oak door, Indian Sandstone pave flooring with under floor heating, double aspect room with window and French doors with matching full height sidelight windows to front aspect, further window to side, internal Oak door to utility and walk-in larder, wall thermostat, fitted base and wall units with contemporary high gloss doors beneath quartz work surfaces with matching upstands, under mounted one and half stainless bowl with drainer and tap, quartz sill, ceiling down lights, selection of above counter level power points, under counter space for dishwasher, fitted BUSH range oven with five ring induction hob, metro tile splash backs, stainless steel extractor canopy with light over, space for freestanding fridge / freezer, selection of power points with USB, TV point.

Utility room

Internal Oak door, Indian Sandstone pave flooring, external door to side aspect, power powers, light.

Lower ground floor living room

18' x 13'6 (5.49m x 4.11m)

Internal Oak door from hall, Oaks staircase don to lower ground floor, Indian Sandstone pave flooring with under floor heating, French doors with matching full height sidelight

windows to rear aspect, further window to side, power points with USB, wall lights, TV point.

Stairs and landing

Carpeted staircase and landing, dormer window to side aspect, internal door with steps to a carpeted attic storage room with ceiling light, radiator to inner landing with ceiling down lights.

Bedroom 1

13'6 x 12'7 (4.11m x 3.84m)

Internal Oak door, carpeted flooring, dormer window to rear, ceiling and wall lights, selection of power points, internal Oak door to walk-in wardrobe complete with light, hanging rail and shelving, further internal Oak door to en-suite bathroom, radiator, selection of 5 amp sockets, Tv point.

En-suite bathroom

9' x 5'7 (2.74m x 1.70m)

Internal Oak door, ceramic tile flooring with under floor heating, ceramic wall tiling, down lights and extractor fan, chrome ladder heated towel rail, bath suite with tiled panel, bidet and WC, vanity unit with quartz countertop basin.

Bedroom 2

15'1 x 11'8 (4.60m x 3.56m)

Internal Oak door, carpeted flooring, radiator, window to side aspect, eaves storage recesses with lights, vaulted ceiling with exposed Oak beams and feature lighting, selection of 5 amp sockets with USB.

Bedroom 3

13'6 x 11'3 (4.11m x 3.43m)

Internal Oak door, carpeted flooring, window to front aspect, exposed Oak beams, radiator, selection of 5 amp sockets, TV point.

Family bathroom

6'4 x 6'2 (1.93m x 1.88m)

Internal Oak door, ceramic tile flooring with under floor heating, obscure dormer window to side aspect, wall hung vanity unit with waterfall tap, ceramic wall tiling, chrome ladder heated towel rail, push flush WC, tile bath suite with contemporary tap, extractor fan.

Garden

Front garden laid to lawn with aggregate pathway to front

and side elevations enclosed by close board fencing and mature hedgerow, external French doors to front leading to kitchen / dining room, paved side terrace to Western elevations with steps extending to utility external door, external light, shed over hardstanding, steps from side to a the rear gardens and paved terraces. Private rear garden enclosed by close board fencing and specimen conifer hedgerow, landscaped borders with a variety of planted shrubs, access to private drainage system, double gates to track adjacent, external lighting and tap, air source heat pump enclosed by panelled fencing.

Services

Air source heat pump heating system.

Wet under floor heating system to ground and lower ground floor.

Private drainage system (located to rear garden)

Local Authority - Rother District Council.

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 102-104 kWh/m ² A	83	Very environmentally friendly - lower CO ₂ emissions 102-104 g/kWh A	77
(97-101) kWh/m ² B		(97-101) g/kWh B	
(92-96) kWh/m ² C		(92-96) g/kWh C	
(87-91) kWh/m ² D	57	(87-91) g/kWh D	48
(82-86) kWh/m ² E		(82-86) g/kWh E	
(77-81) kWh/m ² F		(77-81) g/kWh F	
(72-76) kWh/m ² G		(72-76) g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	



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