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**2 Gate Farm Cottages, Ellenwhorne Lane, Staplecross, East Sussex, TN32 5RQ.
£525,000 Freehold**

A beautifully presented and exceptionally spacious four-bedroom semi-detached 1920s cottage, situated on the edge of Staplecross village along a secluded country lane, enjoying stunning far-reaching views across open countryside.

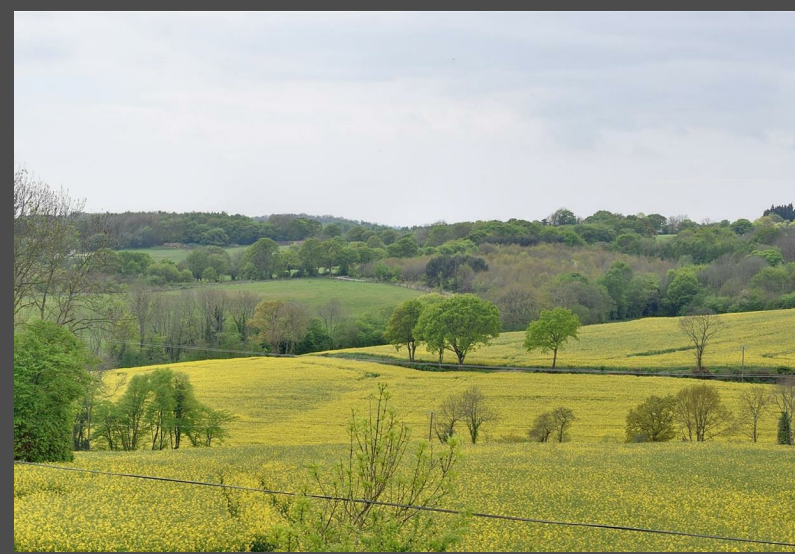
This delightful home has been comprehensively refurbished in recent years and now offers light-filled, well-balanced family living throughout. The accommodation comprises an impressive 24ft kitchen/dining room with adjoining utility room and cloakroom, a generous main living room with bi-fold doors opening onto the rear terrace and gardens, and a versatile ground floor office/study. The property also benefits from full fibre broadband.

On the first floor are three well-proportioned double bedrooms, each enjoying elevated rural outlooks, along with a spacious family bathroom. The second floor hosts a substantial 20ft double-aspect master bedroom, complete with an en-suite shower room.

Externally, the property features a south-facing rear garden with a large Indian sandstone terrace, backing directly onto open countryside, as well as two garden sheds and a greenhouse. To the front, there is ample off-road parking provided by a private shingled driveway.

Staplecross village offers a welcoming community with a family-friendly pub serving food, a village store with post office, and a well-regarded primary school.

The property also benefits from convenient access to the A21 and is located approximately 5.5 miles from Robertsbridge mainline station, providing regular services to London Charing Cross and the South Coast.



Front Door

Upvc front door with obscure viewing pane leading into:

Entrance Hallway

Radiator, straight run carpeted staircase with painted balustrade extending to first floor, heating thermostat.

Office

7'8 x 7'2 (2.34m x 2.18m)

Upvc window to the rear aspect, radiator.

Living Room

16'5 x 11'4 (5.00m x 3.45m)

Bi-fold doors lead onto the sandstone terrace, double radiator.

Kitchen/Dining Room

10'9 x 24'2 (3.28m x 7.37m)

Wood effect Karndean flooring, upvc window to side with radiator below, further window to rear, space for dining table and chairs, understairs storage cupboard, variety of matching base and wall units with traditional shaker style doors with stainless steel furniture, marble countertops with matching upstands, inset one and a half stainless bowl with drainer and tap, recess for American style fridge/freezer, 900 Flavel oven with five ring induction, tiled splashbacks with stainless steel extractor canopy and light, integrated dishwasher. Door opening to:

Utility Room

5'8 x 6'2 (1.73m x 1.88m)

Wood effect LVT flooring, part external glazed door to side, window to rear, tower unit housing the floor mounted oil fired boiler, marble countertop with space for washing machine and tumble dryer, extractor fan, door to:

Cloakroom/WC

Wood effect LVT flooring, obscure upvc window to the front, concealed push flush wc, vanity unit with cupboards below, ceramic basin and tiled splashbacks, extractor fan, chrome heated towel radiator.

First Floor

Landing

Thermostat.

Bedroom One

11'9 x 9'0 (3.58m x 2.74m)

Full length fitted wardrobes with shaker style doors with shelving and hanging rails.

Family Bathroom

8'5 x 9'4 (2.57m x 2.84m)

Tile effect vinyl flooring, upvc window to the front, double ended bath suite with central taps, tiled splashbacks, combination vanity unit with push flush wc, basin and cupboards below, large walk-in shower enclosure with ceramic wall tiling and concealed mixer, heated towel radiator.

Bedroom Two

8'5 x 14'6 (2.57m x 4.42m)

Window to the side aspect.

Bedroom Three

11' x 11'9 (3.35m x 3.58m)

Full length fitted wardrobes, window to rear with far reaching rural views, radiator.

Second Floor

Landing

Airing cupboard housing the hot water tank.

Attic Master

20'1 x 15'6 (6.12m x 4.72m)

Upvc window to the side aspect, dormer window to the rear, velux window to front with fitted blackout blind, radiator, fitted wardrobes, access panel to loft, door to:

En-Suite

3'8 x 10'7 (1.12m x 3.23m)

Stone effect vinyl flooring, velux window to front, push flush wc, pedestal wash basin, heated towel radiator, double shower enclosure with screen door, ceramic wall tiling and concealed mixer.

Outside

Front & Side Gardens

Shingle driveway to the front providing off road parking for several vehicles, external tap, driveway enclosed by high level close-board fencing, pedestrian five bar gate leading into the side garden which is laid to lawn with chestnut post and rail fencing with additional stock proof fencing, external lighting, Indian sandstone pathway to side giving access to rear. Part glazed external door leading into the utility room. The sandstone path leads to:

Rear Garden

South facing garden with garden shed and greenhouse, mainly laid to lawn and enclosed by low level chestnut post and rail fencing with stock proof fencing, island border which is sleeper edged and hosting a variety of flowering shrub borders,

beautiful rolling views over open countryside, hedgerow and lane. To the end of the garden there is a private seating area, further pedestrian five bar gate leading into a kitchen garden area enclosed by post and rail fencing, area of hardstanding which is access from the lane where there is a further garden shed with railway sleeper retaining walls.

Services

Oil fired central heating system and private drainage.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

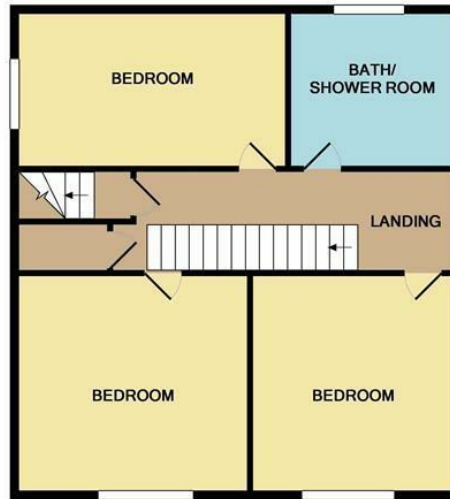
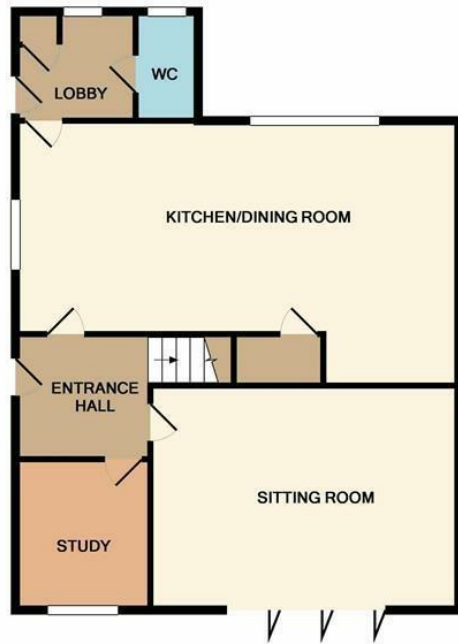
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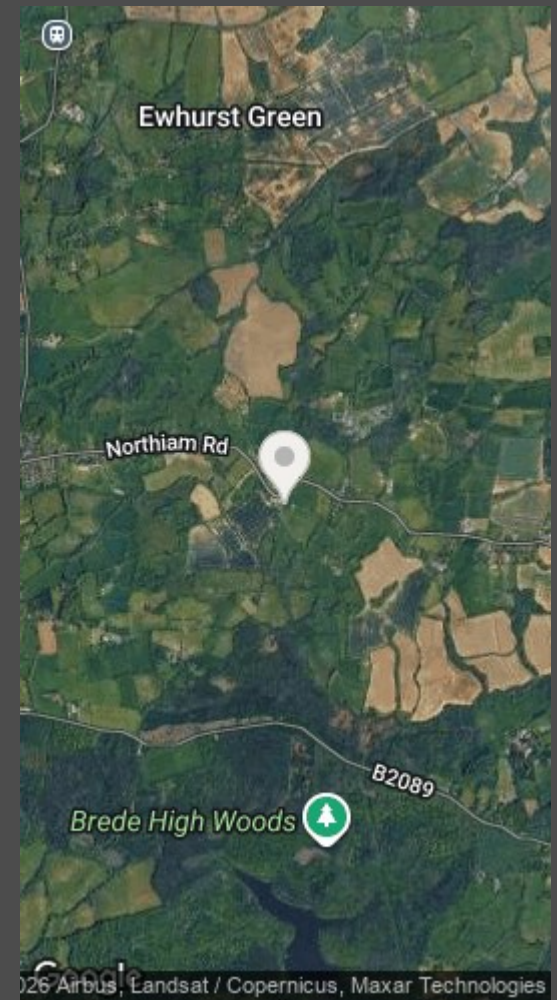






TOTAL APPROX. FLOOR AREA 1607 SQ.FT. (149.3 SQ.M.)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
		Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A	(92 plus) A
		(81-91) B	(81-91) B
		(69-80) C	(69-80) C
		(55-68) D	(55-68) D
		(39-54) E	(39-54) E
		(21-38) F	(21-38) F
		(1-20) G	(1-20) G
		Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
		EU Directive	EU Directive

Current Energy Rating: 54
Potential Energy Rating: 68

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