



**Moloney**  
COUNTRY PROPERTY



VALERIDGE BECKLEY

## VALERIDGE, WHITEBREAD LANE, BECKLEY, RYE, EAST SUSSEX. TN31 6TY

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A BEAUTIFULLY PRESENTED DETACHED 4/5 BED CHALET HOUSE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SITTING IN 0.8 ACRES OF GARDEN AND Paddock ON THE OUTSKIRTS OF THE VILLAGE. COMPRISING OPEN PLAN KITCHEN/DINING ROOM, SITTING ROOM, LOVELY OAK FRAMED GARDEN ROOM. THREE DOUBLE BEDROOMS ON THE GROUND FLOOR, ONE WITH EN-SUITE SHOWER ROOM, BATHROOM & CLOAKROOM/UTILITY ROOM, ALONG WITH 1/2 FIRST FLOOR BEDROOMS. PAVED DRIVEWAY PROVIDING PARKING, GOOD SIZE, SOUTH FACING REAR GARDEN WITH ELEVATED TERRACE AND AREA OF Paddock ADJOINING FARMLAND AT THE REAR. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, CLOAKROOM/UTILITY ROOM, BATHROOM, KITCHEN/DINING ROOM, SITTING ROOM, GARDEN ROOM. BEDROOM ONE WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, STAIRS TO FIRST FLOOR ROOMS - FOR 1 OR 2 FURTHER BEDROOMS. FRONT PAVED DRIVEWAY, EV CHARGER, FRONT GARDEN, GOOD SIZE REAR GARDEN, Paddock AREA WITH SIDE ACCESS. GFCH.



Door to:

**PORCH:** Windows to three sides. Oak floor. Cloaks hooks. Oak door to:

**ENTRANCE HALL:** Oak floor. Coved ceiling. Matching doors to all rooms.

**CLOAKROOM/UTILITY ROOM:** Obscure double glazed windows to side. Fitted with WC. Area of wooden worktop with plumbing for washing machine & space for tumble dryer, storage cupboard alongside, shelves over. Ideal gas fired boiler. Tiled splash-backs. Vinyl floor.

**BATHROOM:** Obscure glazed window to side. Fitted with white suite comprising pedestal hand basin and panelled bath with telephone shower over. Tiled walls and floor. Ladder style heated towel rail.

**KITCHEN/DINING ROOM:** Space for dining table. Open tread wooden staircase to the first floor. Opening to: Kitchen: Double glazed window to the side. Fitted with a contemporary range of base and wall units with roll edge laminate worktop over, inset with 1 ½ bowl, single drainer stainless steel sink unit. 4 ring gas hob with extractor over. Beko electric ovens with cupboards above and below. Saucepan drawers, Zanussi slim line dishwasher, space for upright fridge freezer. Tiles splash-backs. Matching island unit incorporating breakfast bar. Opening to the garden room, double opening doors with steps down to:

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**GUIDE PRICE   £695,000**



**SITTING ROOM:** Large picture window enjoying views over the garden and paddock beyond. Stone fireplace inset with basket for open fire on stone hearth. TV point. Wall light points.

**GARDEN ROOM:** A lovely oak framed room with windows to two sides and doors leading out to the rear elevated decked terrace enjoying views over the garden and paddock beyond. Roof lantern over. Tiled floor. Wood-burning stove on stone hearth.

**BEDROOM ONE:** Double glazed window to side. Fitted with range of cupboards and drawers with over bed head cupboards. Step down to a dressing area with matching wardrobe cupboards with hanging rails and cupboards above. Door to:

**EN-SUITE SHOWER ROOM:** Obscure glazed windows to rear and side. Fitted with contemporary white suite comprising back to wall WC, integrated hand basin set into white high gloss storage cupboards and drawers with mirror over and shower cubicle with glass screen to side. Tiled floor, part tiled walls. Extractor, inset ceiling lights. Contemporary style heated towel rail.

**BEDROOM TWO:** Double glazed window to the front with built in blind. Range of wardrobe cupboards.

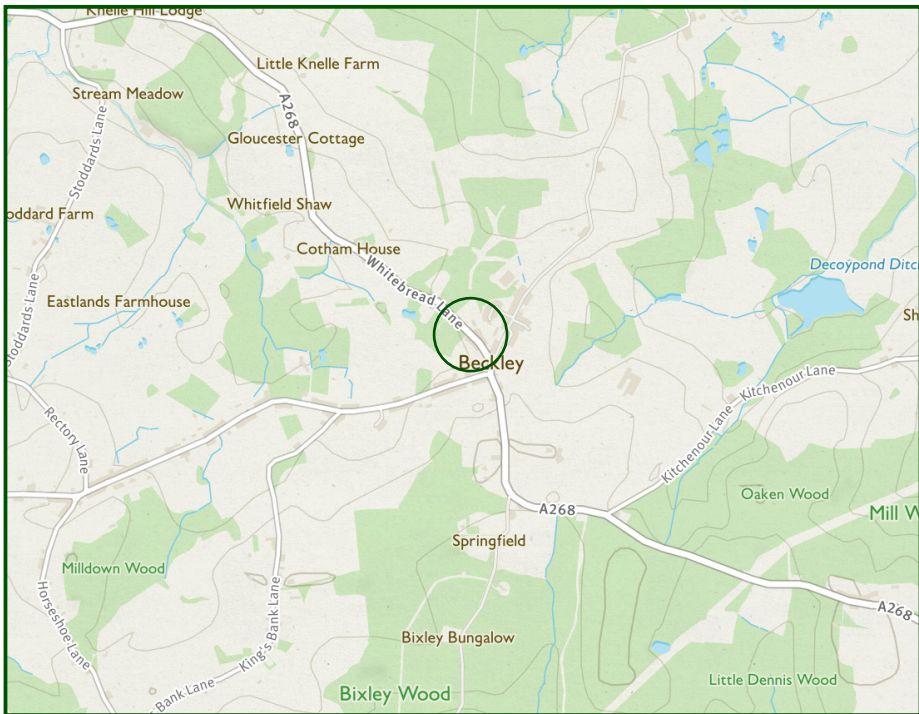
**BEDROOM THREE:** Double glazed window to the front with built in blind. Range of wardrobe cupboards.

WOODEN OPEN TREAD STAIRCASE TO:

**FIRST FLOOR ROOMS:** For use as 2 double bedrooms or bedroom with adjoining sitting room, with part sloping ceilings. Eaves storage cupboard. Velux window to the rear and door to walk in storage cupboard.

**OUTSIDE:** The property is approached from the lane via sliding electronic gate with entry system leading to a brick paved, heavy duty, highways approved driveway providing parking and turning, a 2nd gate to the side with matching second heavy duty, highways approved drive gives access into the land at the rear. The front garden is mainly laid to lawn with planted beds, borders & specimen trees. EV charger. A gate gives access to the rear elevated decked terrace with large timber store to the side. The good size rear garden is also lawned with full height panel fenced to both sides, timber garden store with log store and bin area to the rear. Post and rail fencing divides the garden from the L shaped paddock which enjoys a tree lined backdrop and adjoins farmland to the rear. Gardens and grounds believed to measure 0.8 acres (TBV).





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** All main services are connected. Gas fired central heating.

**FLOOR AREA:** 151 m<sup>2</sup> (1,625 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling towards Broad Oak on the A28 through Northiam bear left opposite the primary school onto the B2088, signposted Beckley and Rye. Continue to the end of Beckley Main Street, at the mini roundabout turn left onto Whitebread Lane. The property will be found after a short distance on the left hand side.

**What3Words (Location):** /// mammal.motoring.phantom

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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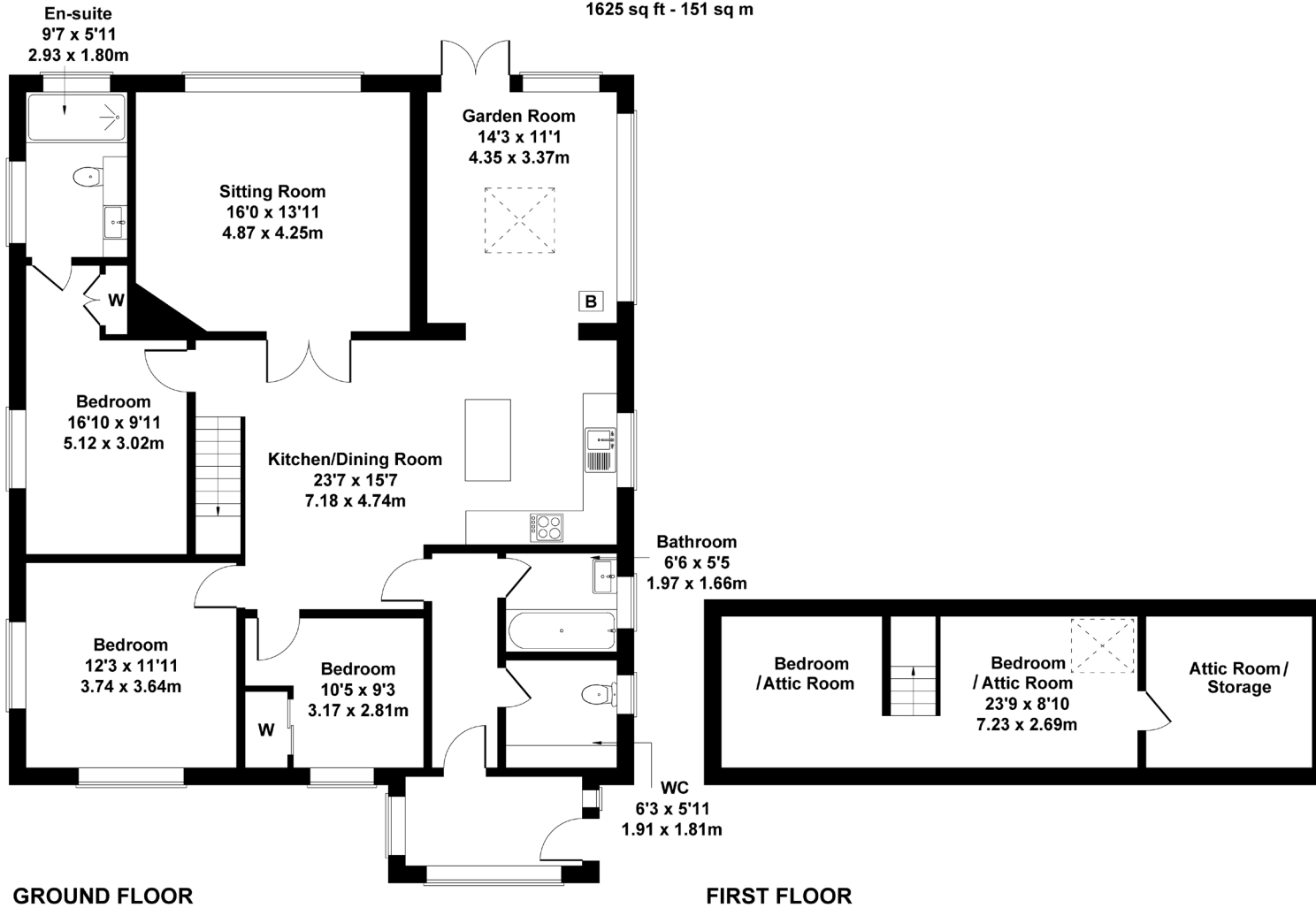
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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**TELEPHONE: 01797 253000 or 01580 212828**

# Valeridge

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



Not to Scale.

For Illustrative Purposes Only.

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