



**Moloney**  
COUNTRY PROPERTY



**WOODVIEW** BECKLEY

## WOODVIEW, MAIN STREET, BECKLEY, RYE, EAST SUSSEX. TN31 6RG

AN ATTRACTIVE AND IMMACULATELY PRESENTED 3 BED, 3 BATH DETACHED CHALET HOUSE, OFFERING GENEROUS FAMILY ACCOMMODATION OVER TWO FLOORS, CENTRALLY LOCATED IN THE VILLAGE ADJOINING FARMLAND TO THE REAR. SPACIOUS ACCOMMODATION INCLUDES SITTING ROOM WITH WOOD-BURNING STOVE AND DOORS TO THE GARDEN, DINING ROOM AND KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM ALONG WITH GROUND FLOOR EN-SUITE BEDROOM AND TWO 1ST FLOOR EN-SUITE BEDROOMS. WELL SET BACK FROM THE ROAD WITH AMPLE PARKING, INTEGRAL AND DETACHED GARAGES, ENCLOSED MATURE REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM, FIRST FLOOR LANDING, BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM WITH EN-SUITE BATHROOM & WALK IN DRESSING ROOM/STUDY/HOBBIES ROOM. INTEGRAL GARAGE, DETACHED GARAGE WITH LOFT STORAGE, AMPLE PARKING, FRONT GARDEN, REAR GARDEN WITH PAVED TERRACE ADJOINING FARMLAND. GAS CENTRAL HEATING. PHOTOVOLTAIC RECOVERY SYSTEM.



Covered entrance porch, front door with inset leaded light panel to:

**ENTRANCE HALL:** Travertine tiled floor. Matching doors to all rooms. Coved ceiling, inset ceiling lights. Stairs to the first floor with under stairs cloaks cupboard.

**CLOAKROOM:** Obscure double glazed window to the side. Fitted with contemporary white suite comprising semi integrated hand basin set into white, high gloss storage cupboards with matching cupboard alongside, back to wall WC. Stone tiled floor. Coved ceiling. Ladder style heated towel rail.

**SITTING ROOM:** Double glazed doors leading out to the rear paved terrace, high level double glazed window to the side.. Fireplace inset with cast iron wood burning stove on slate hearth. Coved ceiling. Oak floor.

**RECEPTION TWO/DINING ROOM:** Double glazed window to the front. Coved ceiling. Oak floor.

**KITCHEN/BREAKFAST ROOM:** Double glazed window overlooking the rear garden, high level window to side. Fitted with comprehensive range of ivory base and wall units with square edge granite worktop over, inset with single bowl, single drainer stainless steel sink unit. Bosch gas hob with matching granite splash back and extractor over with inset lighting. Saucepan drawers, corner carousel, Bosch integrated dishwasher, under counter larder fridge. Double oven with cupboards above and below and shelved larder cupboard to side. Eye level Lamona integrated microwave. Over worktop lighting, inset ceiling lights. Travertine tiled floor. Corner bench seating with space for

**GUIDE PRICE £675,000**



table.

**UTILITY ROOM:** Double glazed window enjoying views to the rear with part glazed door leading out to the rear terrace. Fitted with double base unit with roll edge laminate worktop over, inset with 1 1/2 bowl, single drainer stainless steel sink unit. Plumbing for washing machine & dishwasher. Further area of worktop with space for appliances under and eye level cupboards over. Gas fired Worcester Greenstar combination boiler. Storage cupboard. Travertine tiled floor. Door to:

**INTEGRAL GARAGE:** Remote controlled up and over door to the front. Photovoltaic system inverter and batteries.

**BEDROOM:** Double glazed window to the front enjoying views over the garden and countryside beyond. Coved ceiling. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to side. Fitted with white suite comprising WC, hand basin set into white high gloss storage unit with mirror over and fully tiled shower cubicle with glass surround. Chrome ladder style heated towel rail.

Stairs with wooden balustrade to 1st floor:

**LANDING:** Velux window to side. Linen cupboard with slatted shelves. BT point.

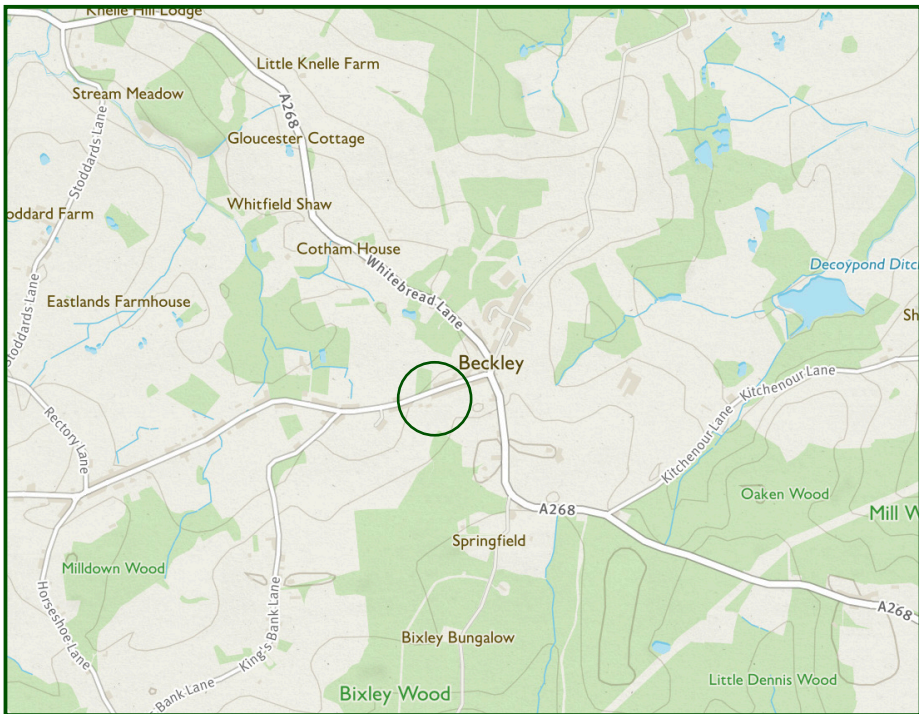
**BEDROOM:** Double glazed window enjoying views over the rear garden and countryside beyond. Part sloping ceiling, eaves storage cupboards. Wardrobe cupboard with hanging rails and shelves. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to side. Fitted with white suite comprising WC, hand basin set into white high gloss storage unit and shower cubicle with Aqua panelled walls and glass sliding doors. Wood effect laminate floor. Chrome ladder style heated towel rail.

**BEDROOM:** Double glazed window to the front enjoying views over the front garden and far reaching rural views beyond. Part sloping ceiling. Door to:

**DRESSING ROOM/STUDY/HOBBIES ROOM:** Velux window to the rear. Fluorescent tube light Eaves storage cupboards. Space for desk

**EN-SUITE BATHROOM:** Obscure glazed window to side. Fitted with white suite comprising WC, hand basin set into double doored storage unit with tiled surround and splash-back, mirror over, & panelled bath set in tiled surround. Wood laminate floor. Traditional style radiator/towel rail.



**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.

**OUTSIDE:** The property is approached from the road over double opening wrought iron gates with matching fencing to the front boundary to an extensive brick paved driveway, providing ample parking and giving access to the integral garage along with the detached brick built garage with loft storage area & remote controlled door to the front. The property is well set back from the road with fenced and hedged boundaries to all side, an area of level lawn and planted borders. The enclosed rear garden enjoys a large terrace area for al-fresco dining with steps leading to an upper area of lawn with raised vegetable and fruit beds to the rear boundary. Timber garden store.

**SERVICES:** All mains services are connected. Gas central heating. Photovoltaic system comprising 11 solar panels, batteries and inverter.

**FLOOR AREA:** 206 m<sup>2</sup>(2,217 ft<sup>2</sup>) Approx.

**EPC RATING:** 'TBC'

**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 South on the A28 through Northiam, bear left opposite the primary school, B2189 signposted Beckley and Rye. Continue into the village passing the Kings Bank Lane, Woodview will be found on the right hand side.

**What3Words (Location):** [/// forever.blurts.should](https://www.what3words.com/forever.blurts.should)

**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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