



Moloney
COUNTRY PROPERTY



GLENSIDE RURAL BROAD OAK

GLENSIDE, FURNACE LANE, BROAD OAK, RYE, EAST SUSSEX TN31 6ES

A VERY WELL PRESENTED, DETACHED 3 BED CHALET HOUSE, IN SOUGHT AFTER LANE LOCATION, OFFERING VERSATILE, GOOD SIZE ACCOMMODATION, INCLUDING 2 GROUND FLOOR BEDROOMS WITH SHOWER ROOM, SITTING ROOM WITH DOORS TO THE GARDEN, DINING ROOM, KITCHEN WITH SEPARATE UTILITY ROOM AND FIRST FLOOR BEDROOM SUITE. LOVELY, MATURE REAR GARDEN WITH HEATED SWIMMING POOL ALONG WITH FENCED PADDOCK AREA AND SEVERAL OUTBUILDINGS WITH POTENTIAL FOR A VARIETY OF USES AND STABLES, BELIEVED TO MEASURE 0.6 ACRES (TBV) INTEGRAL GARAGE AND AMPLE PARKING, EV CHARGER. STUNNING VIEWS TO THE FRONT.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, DINING ROOM OPENING TO SITTING ROOM, RECEPTION 3/BEDROOM 2, RECEPTION 4/BEDROOM 3, SHOWER ROOM, KITCHEN, UTILITY ROOM. FIRST FLOOR MAIN BEDROOM WITH EN-SUITE BATHROOM. INTEGRAL GARAGE, LARGE FRONT DRIVEWAY PROVIDING AMPLE PARKING, GOOD SIZE REAR GARDEN WITH OUTBUILDINGS INCLUDING STABLES AND FENCED PADDOCK, BELIEVED TO MEASURE JUST UNDER 0.6 ACRES (TBV)



Door with window to side to:

ENTRANCE PORCH: Painted brick walls. Cloaks hooks. Tiled floor. Obscure glazed door with window to side to:

ENTRANCE HALL: Stairs to the first floor. Wood laminate floor.

BEDROOM 2: Double glazed windows to the front and side. Coved ceiling. Wood laminate floor.

BEDROOM 3: Double glazed window to the front. Coved ceiling. Wood laminate floor.

SHOWER ROOM: Fitted with white suite comprising high level WC, wash hand basin and walk-in shower cubicle, shower curtain to side. Tiled walls and floor.

DINING ROOM: Double glazed window to side. Coved ceiling. Wood laminate floor. Brick fire surround, inset with cast iron stove on matching brick hearth. Double doors with matching windows to side to:

SITTING ROOM: Triple aspect room with double glazed windows to both sides and double opening doors with panels to side leading out to the rear garden. TV point. Coved ceiling. Wood laminate floor.

GUIDE PRICE £695,000



KITCHEN: Double glazed window enjoying views over the rear garden. Fitted with range of base and wall units with woodblock worktop over, inset with ceramic butlers sink. LPG gas hob with extractor over, Bosch double oven with cupboards above and below. Storage basket, corner cupboard. Tiled splashbacks. Inset ceiling lights, coved ceiling. Matching units comprising double cupboard & wine rack with eye level cupboards over.



UTILITY ROOM: Double glazed window to the rear, door leading out to the rear terrace. Fitted with matching range of units, woodblock worktop over, inset with ceramic butlers sink. Plumbing for washing machine, space for further under counter appliances. Hot water tank with slatted shelves over. Full height shelved larder cupboard. Tiled floor. Coved ceiling. Door to:

INTEGRAL GARAGE: Door to the front. Housing Grant oil fired boiler. Tap just inside the door to the front. EV charger outside.

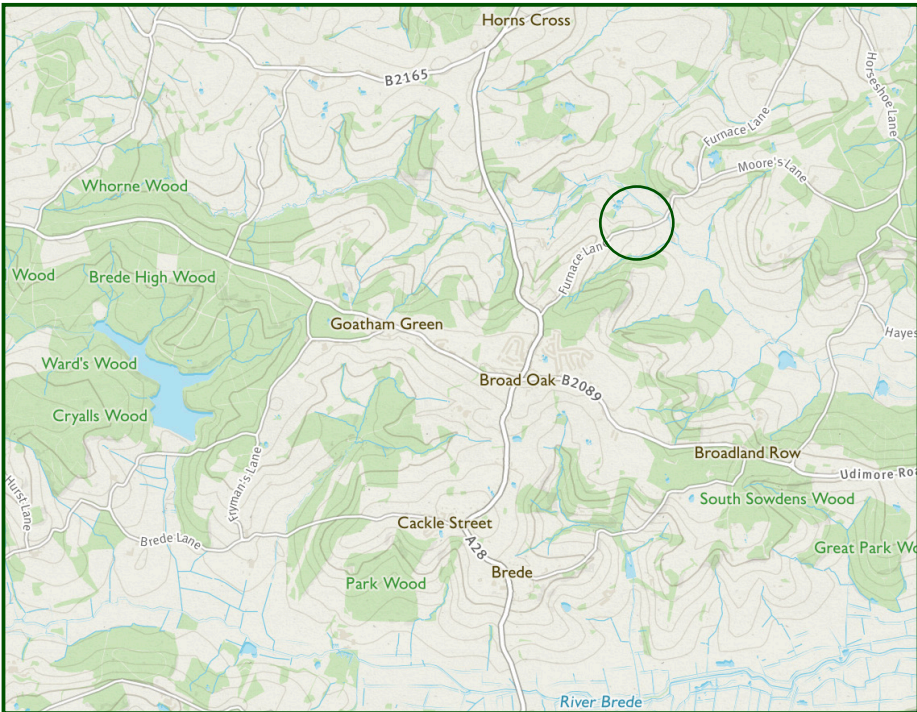
Stairs to the first floor:

BEDROOM ONE: Double aspect room with double glazed window to the front, Velux window to the rear. Wardrobe cupboard with hanging rails Part sloping ceiling. Wood laminate floor. Door to:

EN-SUITE BATHROOM: Velux window to the rear. Fitted with white suite, comprising WC, pedestal hand basin and pine panelled spa bath with shower over. Tiled walls & floor.



OUTSIDE: The property is approached over an extensive gravelled driveway providing ample parking and turning, edged with low level brick walls and picket fenced front boundary and manicured hedges to both sides. Double opening gates to the left hand side lead to an extended gravelled driveway to the rear, providing extra parking and giving access to a timber outbuilding and stable block offering extra garaging, with brick paved hardstanding to the front. The garden is mainly laid to level lawn, with central wooden greenhouse and raised beds, there is a large paved terrace to the rear of the house for al-fresco dining. The garden leads on to a fenced paddock area with tree lined rear boundary. A decked terrace to the side houses a heated swimming pool and there are 3 further large timber stores, with potential to convert into home offices/studios.



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: Mains electricity, water & drainage are connected. Oil central heating.

FLOOR AREA: 173m² (1,862 ft²) Approx.

EPC RATING: 'TBC'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

LOCALITY: Broad Oak village centre lies a short distance to the south offering a Mini-Market & PO store, Bakery, Butchers, Doctors surgery and recently renovated Gastro Pub. Further High Street shopping is available nearby at both Rye & Battle, with Hastings and Tenterden further distant.

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, continue through Northiam and into Broad Oak. At the top of the hill turn left into Furnace Lane. Glenside will be found after approximately 400 yards on the left hand side.

What3Words (Location): /// these.bulldozer.bullion

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

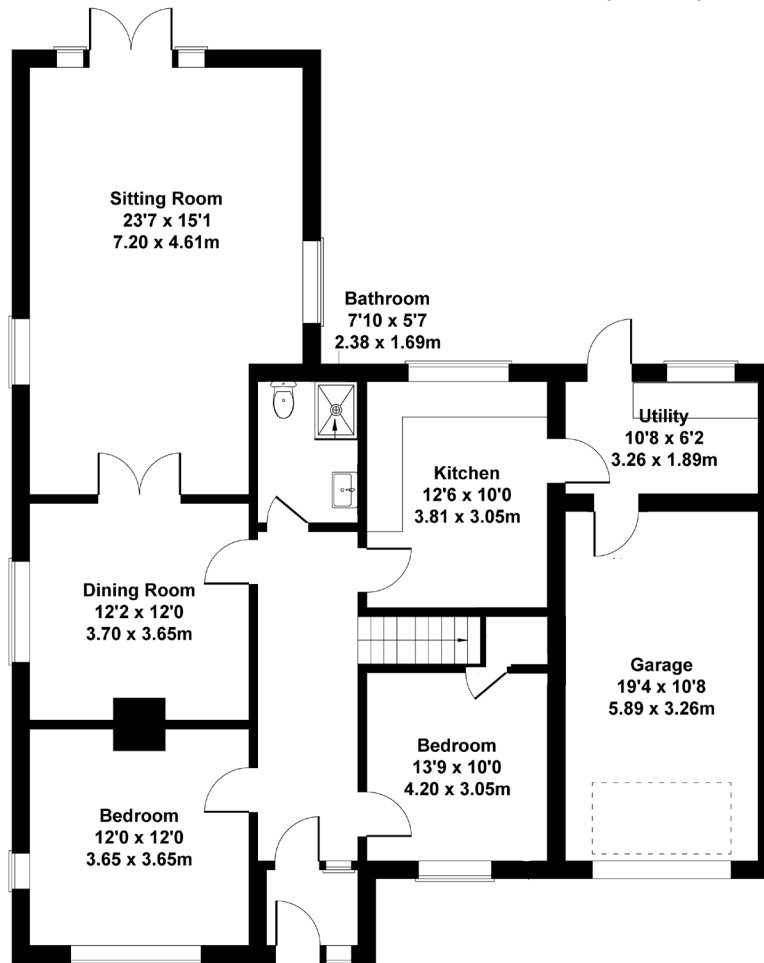
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

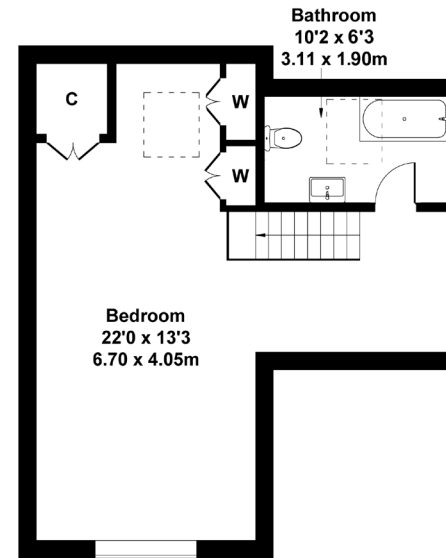
TELEPHONE: 01797 253000 or 01580 212828

Glenside

Approximate Gross Internal Area
1862 sq ft - 173 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

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