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**3 Doleham Close, Guestling, TN35 4DY  
Guide Price £500,000 - £529,000 Freehold**

**\*\*GUIDE PRICE £500,000 - £529,000\*\***

**A stunning modern country home in a peaceful gated setting.**

Built in 2018 and nestled within an exclusive gated development surrounded by rolling countryside, this beautifully presented five/six-bedroom detached home perfectly blends modern living with rural tranquillity. Conveniently located near Westfield village and just a short drive from Battle, Rye, and Hastings, it offers a lifestyle of comfort, space, and versatility. The ground floor benefits from underfloor heating and features a welcoming central hallway leading to a superb open-plan kitchen and dining area, flooded with natural light and opening directly onto the south-facing garden — ideal for family gatherings or entertaining. The elegant sitting room boasts a brick fireplace to accommodate an open fire/log burner and double doors to the terrace, while a study provides a versatile space, perfect as a sixth bedroom, home office, or guest room. A utility room and cloakroom complete the ground floor. Upstairs, five generous bedrooms include a principal suite with built-in wardrobes and access to a “Jack and Jill” en suite, alongside a stylish family bathroom. Some bedrooms enjoy delightful rural views, and the flexible layout ensures the home adapts perfectly to modern family life. Outside, the level garden is mainly laid to lawn with a paved terrace for seating, while to the front, gated parking for two vehicles provides convenience and security. The property benefits from an alarm system, oil-fired central heating, double glazing, and the remainder of the 10-year NHBC guarantee. Perfect for families or those seeking flexible living, this home combines contemporary style with country charm. Bright, airy rooms, versatile spaces, and a beautifully maintained garden create an inviting, relaxed atmosphere. Whether entertaining, working from home, or enjoying the peaceful rural setting, this property offers both comfort and convenience in a truly desirable location.







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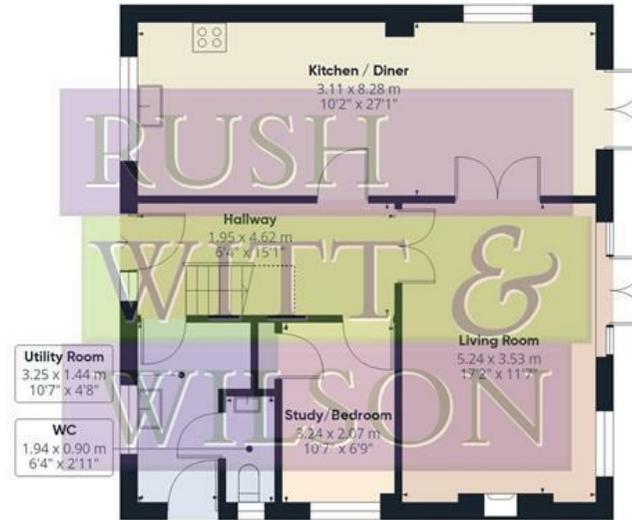
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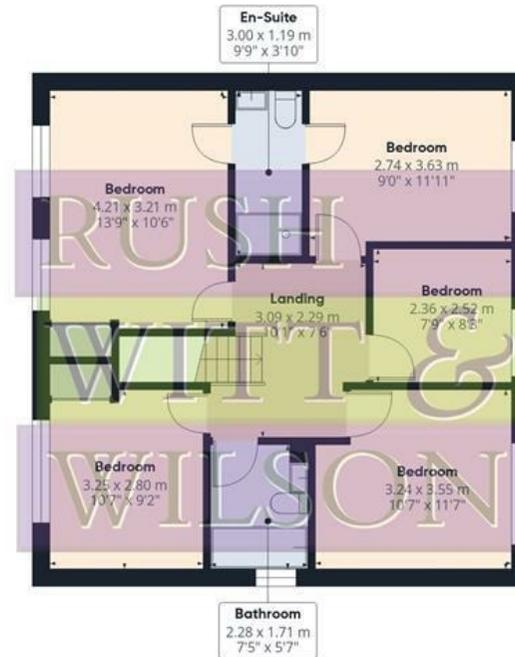
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**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

133.8 m<sup>2</sup>

1441 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

13 ft<sup>2</sup>

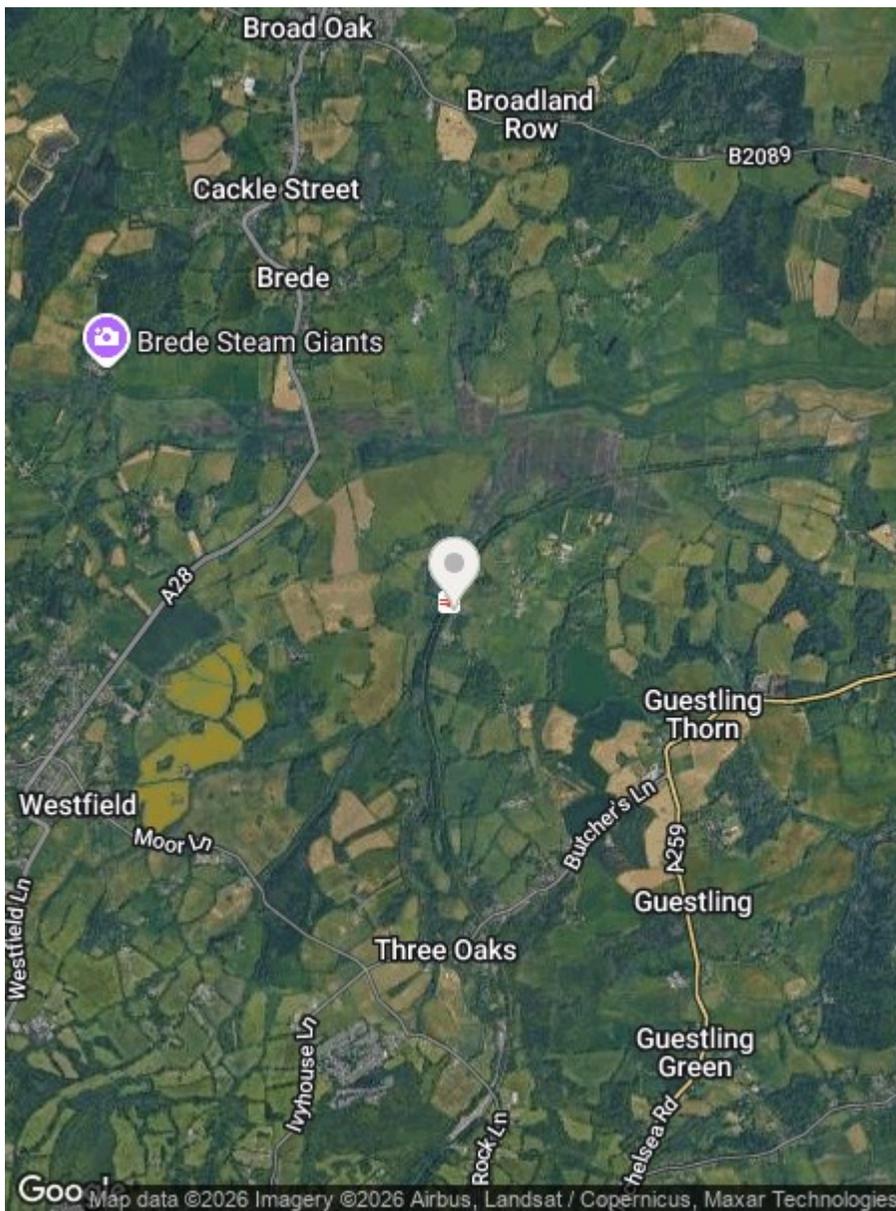
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - F

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**