

**RUSH
WITT &
WILSON**



RUSH
WITT &

Coach House Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RB
Guide Price £1,095,000 Freehold

About this property

Nestled at the end of a long, sweeping private driveway, this exceptional detached country home sits within approximately 2.55 acres of beautifully landscaped gardens and enchanting woodland. Built around 18 years ago to replace a former coach house, the property combines timeless character with modern comfort and craftsmanship. Inside, the home is rich in bespoke oak joinery, creating a warm and elegant atmosphere throughout. A striking vaulted galleried reception hall sets the tone, leading to a spacious living room featuring impressive coach house-style windows that flood the space with natural light. The property also offers a formal dining room and a stunning open-plan kitchen/breakfast/dining area, complete with granite worktops—perfect for both everyday living and entertaining. Upstairs, there are four well-proportioned bedrooms, including a luxurious principal suite with dressing room and en-suite bathroom. Family bathroom and additional bathrooms ensure comfort and convenience for family and guests alike. A downstairs cloakroom and a dedicated gymnasium add to the home's practicality. The property benefits from ground source underfloor central heating—the latest in energy-efficient systems—along with double-glazed windows and doors throughout. Externally, the grounds are equally impressive, offering extensive parking, formal gardens, sun terraces, and tranquil woodland areas teeming with wildlife. The setting is private, peaceful, and secluded—ideal for those seeking a countryside retreat. A standout feature is the triple detached garage, above which sits a self-contained living space complete with kitchen area and bathroom—perfect for guests, extended family, or potential rental use. Conveniently located just a 5-minute drive from Little Common Village, the property enjoys easy access to a range of local shops and amenities. Cooden Beach railway station is nearby, offering mainline services to London Victoria.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

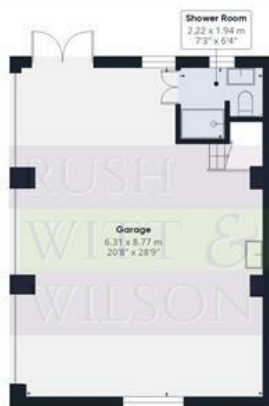




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

370.6 m²

3990 ft²

Reduced headroom

12.7 m²

137 ft²

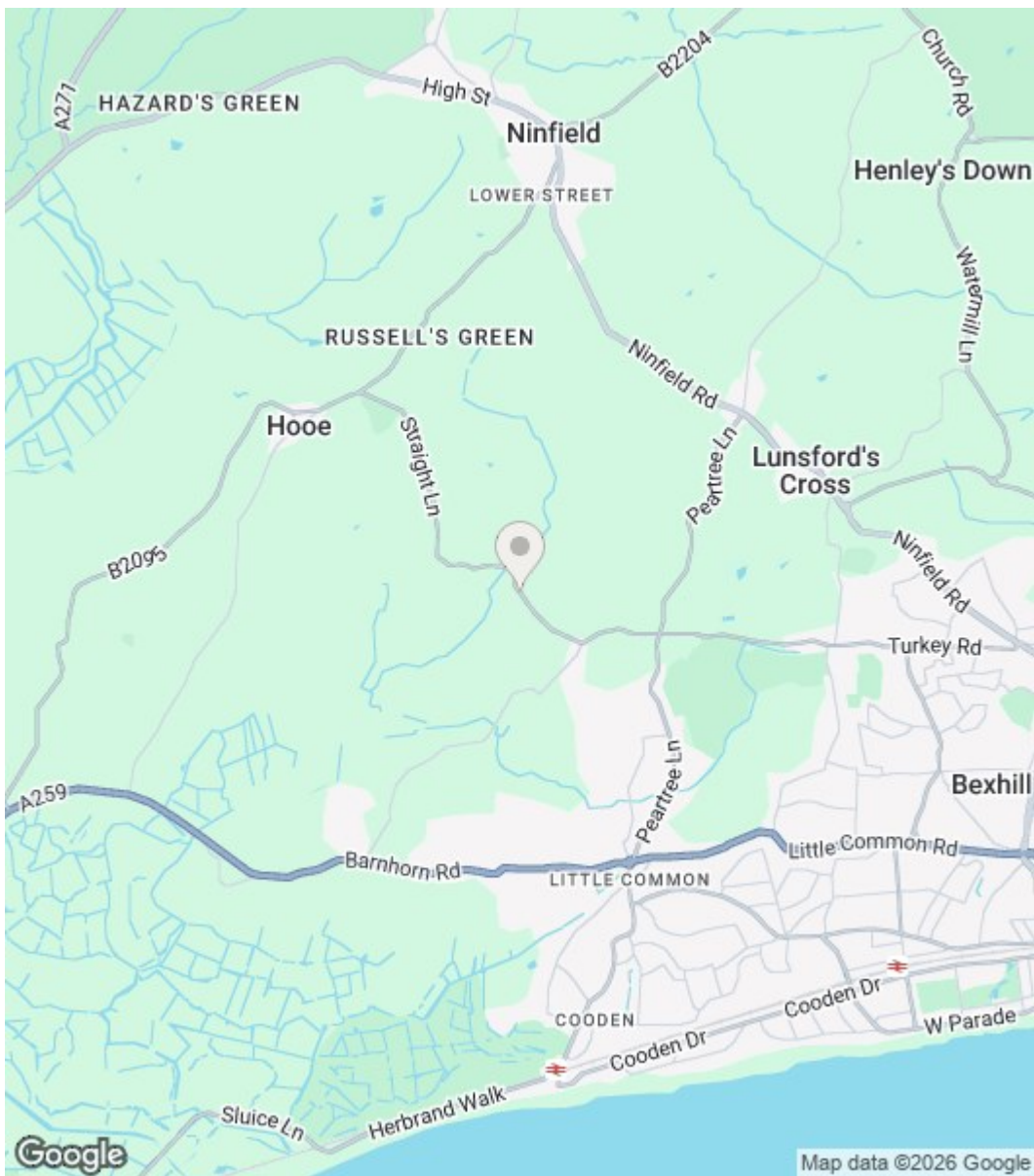
(1) Excluding balconies and terraces

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - G

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).
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.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**