



Moloney
COUNTRY PROPERTY



BREAKHURST BROAD OAK, BREDE

BREAKHURST, CHITCOMBE ROAD, BROAD OAK, EAST SUSSEX. TN31 6EU

CHAIN FREE. A STUNNING, IMMACULATLY PRESENTED COUNTRY HOUSE OFFERING SPACIOUS, IMPECCABLE ACCOMMODATION, INCLUDING 4/5 BEDS, PLUS STUDIO/ANNEXE WITH EN-SUITE & KITCHENETTE, MASTER SUITE WITH 2ND FLOOR BATH & SHOWER ROOM, 2ND EN- SUITE BEDROOM AND 3 FURTHER DOUBLES, SITTING ROOM WITH OPEN FIRE, STYLISH DINING ROOM WITH DOORS OUT TO THE REAR PAVED TERRACE & BEAUTIFULLY FITTED KITCHEN WITH SEPARATE LARDER AND UTILITY ROOM, SITTING IN 0.5 ACRES (TBV) OF LANDSCAPED GARDENS AND GROUNDS, ENJOYING VIEWS ACROSS THE VALLEY TO THE REAR, CONVENIENTLY LOCATED FOR WOODLAND WALKS AND BEACH, BETWEEN RYE & HASTINGS. AMPLE PARKING, TANDEM DOUBLE GARAGE. VIEWING HIGHLY RECOMMENDED.



Laurel lined gravel path leads to:

Wooden part obscured glazed door with window alongside to:

RECEPTION HALL: Square Bay window to the front. Inset ceiling lights. Stairs to the first floor. Solid french Oak floor. Door to:

LOBBY: Double doored shelved storage cupboard. Cloaks hooks. Door to:

CLOAKROOM: Fitted with white suite comprising WC & small corner wall mounted hand basin. Solid French Oak floor.

SITTING ROOM: Wooden double glazed casement bay window to the front. Fireplace inset with basket for open fire, mantel over, stone hearth. Inset ceiling lights. Recessed bookshelves with central TV. Media wall housing cinema installation with projector & 100" remotely operated screen with surround sound (by separate negotiation). Solid French Oak floor.

KITCHEN/DINING/FAMILY ROOM: Three sets of wooden double glazed doors leading out to the rear paved terrace, window alongside. Kitchen fitted with range of wooden drawer units with industrial grade stainless steel worktop over, inset with single bowl, single drainer, stainless steel sink unit. Rangemaster dual fuel 6 burner cooker with stainless steel splash back and extractor over. Built in under counter microwave, integrated Rangemaster dishwasher. Space for dining table. Range of floor to ceiling, wall to wall storage cupboards with TV points. Vertical radiator. Porcelain tiled floor throughout.

LOBBY: Extensive shelved larder storage and space for fridge freezer. Step down door to:

UTILITY/BOILER ROOM: Obscure glazed window to side. Plumbing for washing machine

GUIDE PRICE £1,100,000



space, for tumble dryer and further appliances. Hot water tank. New gas boiler. Vinyl floor. Stairs to the split level, first floor:

LANDING: Built in shelved storage cupboard. Loft hatch.

MASTER BEDROOM SUITE: Double glazed picture window enjoying views over the garden and valley beyond. Vaulted ceiling. Range of wardrobe cupboards with hanging rails shelves, shoe storage & built in drawers. Spiral staircase to 2nd floor:

BATH AND SHOWER ROOM: Velux window to side. Fitted with white suite comprising WC pedestal hand basin & central, cast iron roll top bath with shower over. Chequer board floor. Heated towel rail.

GUEST BEDROOM TWO: Double glazed window enjoying views over the rear garden and valley beyond. Coved ceiling. Range of built in wardrobe cupboards with hanging rails and shelves. Door to:

EN-SUITE SHOWER ROOM: Double glazed casement window to the front. Fitted with white suite comprising WC, pedestal hand basin & tiled shower cubicle with glass door. Slate tiled floor. White ladder style towel rail. Tiled walls. Inset ceiling lights.

BEDROOM: Double glazed casement window to the front. Double doored wardrobe cupboard with hanging rail & shelf.

BATH AND SHOWER ROOM: Double glazed window to the rear enjoying views over the garden and valley beyond. Fitted with contemporary white suite comprising WC, pedestal hand basin, double ended free-standing bath with tower taps at one end and walk-in tiled shower cubicle with curved glass screen. Chrome towel rail. Tiled floor.

BEDROOM: Double glazed casement window to the front.

BEDROOM/STUDY: Casement window to the front. Built in storage cupboard.

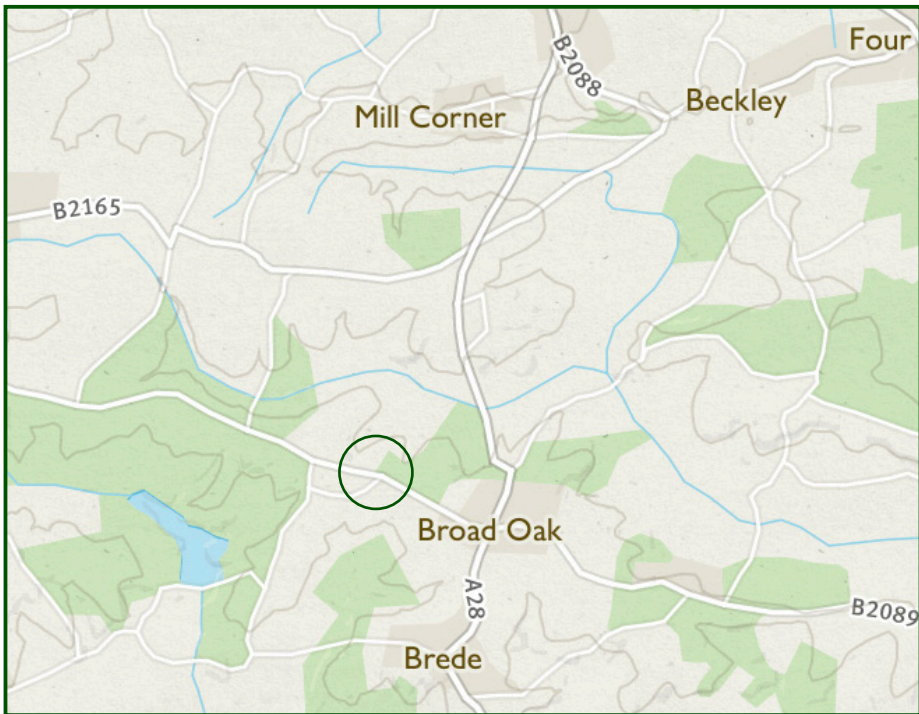
Accessed from outside:

STUDIO ANNEXE: Obscure part glazed door to:

ENTRANCE HALL: Inset ceiling lights. Shelved storage. Door to:

BED/SITTING ROOM: Obscure glazed window to side, casement window to the front. TV point. Bi-folding doors to kitchenette, fitted with circular sink unit with tiled splash-back, storage shelves over. Under counter shelf for microwave. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite comprising back to wall WC, integrated wash hand basin in tiled surround & fully tiled shower cubicle with sliding glass door. Inset ceiling lights, extractor, circular heated towel rail, shaver point.



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 over a gated entrance with high level hedging to the front, the gravel drive provides ample parking for 6 cars and give access to the tandem double garage. A path to the side leads to the studio. The rear garden enjoys a large sandstone terrace with vine covered pergola for alfresco dining and barbecues with a door giving access to a useful store at the rear of the garage, there is a further large timber store on the rear boundary. The garden is hedged and fenced to all sides, a wildlife haven, mainly laid to lawn with mature shrubs and trees and woodland backdrop, enjoying views over the valley beyond. A terrace to the side is currently home to a hot tub (available by separate negotiation).

SERVICES: All mains services are connected. Gas central heating

FLOOR AREA: 294m² (3,165 ft²) approx.

EPC RATING: 'C'

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 towards Hastings on the A28, continue through Northiam onto Broad Oak. At the crossroads turn right into Chitcombe Rd. Breakhurst will be found on the left, shortly after White Acre Close on the right.

What3Words (Location): [///domain.cherry.stoops](https://www.what3words.com////domain.cherry.stoops)

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

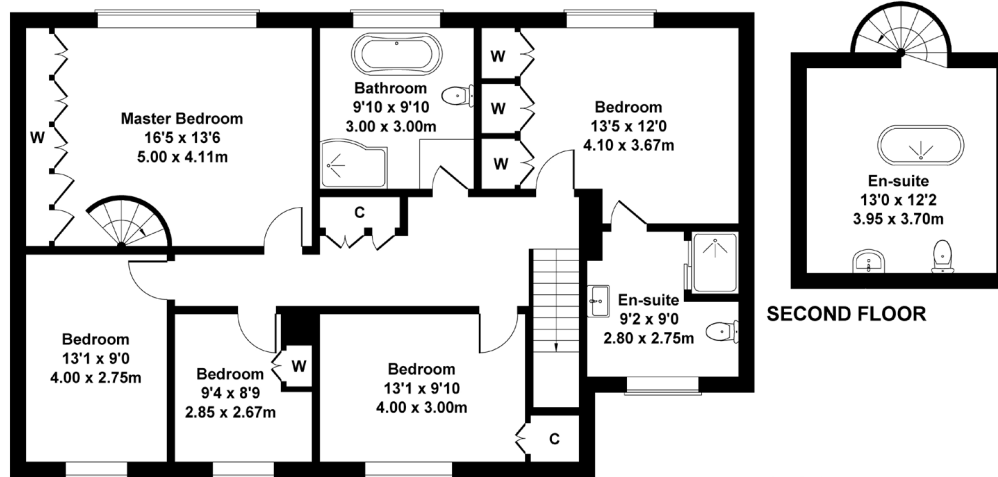
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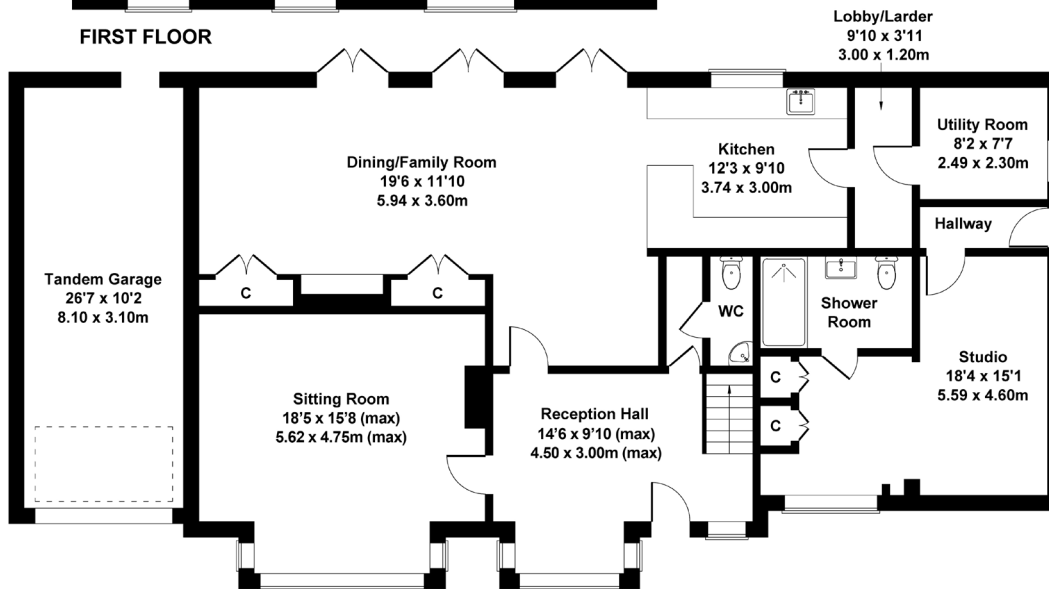
TELEPHONE: 01797 253000 or 01580 212828

Breakhurst

Approximate Gross Internal Area
3165 sq ft - 294 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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