

**RUSH
WITT &
WILSON**



**Hwite Gatu, Rock Hill, Staplecross, East Sussex, TN32 5RL.
£440,000 OIEO Freehold**

An incredibly spacious and well presented three bedroom end of terrace Victorian Cottage enjoying a semi-rural position of Staplecross Village and stunning frontal views to the neighbouring Rother Valley. This delightful family home enjoys a bright and open plan living space to the ground floor comprising an entrance hall with WC, spacious living room with fireplace and wood burning stove, central snug or play area open to well-lit dining room, stunning shaker style fitted kitchen and separate utility room. To the first floor a bright landing space serves a generous 18ft master bedroom with frontal views, walk-in wardrobe area and en-suite shower room, second double aspect double bedroom with storage alcove, further single and well-appointed main bathroom suite. Outside enjoys a well tended and privately enclosed side lawn with garden shed, access to a single garage and further private raised deck seating area to the rear backing onto fields. Staplecross village offers a local convenience store with post office, pub serving food, well regarded Primary School and just a short drive to the A21 and just 5.8 miles from Roberstbridge Mainline Station offering a regular service to London Charing Cross. The area also offers excellent walking routes to Bodiam Castle, renowned White Dog Inn, and The Hub cafe / shop at Bodiam. Hawkhurst is located just 5.5 miles away offering a colonnade of independent shops, two country pubs, hotels, a digital cinema, Waitrose and Tesco supermarkets.



Part glazed composite door leading through to:

Utility Room

5' x 8'8 (1.52m x 2.64m)
Stone effect Amtico flooring, contemporary column radiator, variety of wall units, one of which houses the consumer unit, fitted base and wall units with traditional shaker style doors, wood effect laminate worksurface, stainless steel sink unit with side drainer, ceramic tiled splashbacks, full height storage cupboard, space and plumbing for washing machine, space for tumble dryer, sliding internal oak door leading through to:

Kitchen/Breakfast Room

15'8 x 12'9 narrowing to 7'6 (4.78m x 3.89m narrowing to 2.29m)
Two UPVC windows to front, stone effect Amtico flooring, matching wall and base units with shaker style doors, wood effect laminate worksurface, breakfast bar with pendant lights over, inset one and a half ceramic sink with side drainer and tap, tiled splashbacks, integrated Hotpoint dishwasher, soft close cutlery and pan drawers, fitted Belling range style oven with five ring hob, extractor canopy and lighting above. The breakfast bar end there is a further run of base and wall units, space for freestanding fridge/freezer, contemporary column radiator, internal oak door leading through to:

Open Plan Reception Space

12'9 x 10'5 (3.89m x 3.18m)
UPVC window to front, exposed joinery, wood effect Amtico flooring, space for dining table and chairs, internal door leading through to:

Snug

11'5 x 7'1 (3.48m x 2.16m)
Two obscure glazed port hole windows to the rear, wood effect Amtico flooring, radiator, open access to:

Sitting Room

15'7 x 14'5 max (4.75m x 4.39m max)
UPVC window to front, radiator, carpet as laid, stairs rising to the first floor with storage recess below with shelving, beautiful exposed brick fireplace housing cast iron Villager wood burning stove with cast iron hood, tv connections, internal oak door leading through to:

Reception Porch

Part glazed composite front door leading through to:

Inner Hall

Wood effect Amtico flooring, low level cupboard with power, phone point and built in shelving, internal door leading through to:

Cloakroom/WC

Obscure UPVC window to front, wood effect Amtico flooring, ceramic wall tiling, push flush wc, wall mounted wash hand basin, chrome heated rail.

First Floor

Landing

Large UPVC window overlooking the rear garden and open fields, carpet as laid, radiator, access to loft space, doors off to the following:

Bedroom Two

15'5 x 8'8 (4.70m x 2.64m)
Double aspect with UPVC windows to rear and front with beautiful elevated views across the Rother Valley, carpet as laid, radiator, fitted shelving, alcove forming a snug area, exposed joinery.

Bathroom

9'1 x 6'5 (2.77m x 1.96m)
Wood effect vinyl flooring, oxidised ceramic wall tiling, chrome heated towel rail, pedestal wash hand basin, LED lit mirror, push flush wc, panelled enclosed bath, exposed joinery.

Bedroom Three

8'1 x 9'3 (2.46m x 2.82m)
UPVC window to front, carpet as laid, radiator, built in double wardrobes with hanging rails and shelving,

Bedroom One

13'2 x 18'7 (4.01m x 5.66m)
Two UPVC windows to the front enjoying beautiful views across the Rother Valley, carpet as laid, radiator, sliding door into walk in wardrobe, door leading through to:

En-Suite Shower Room

6'3 x 6'5 (1.91m x 1.96m)
UVPC window to rear, wood effect vinyl flooring, push flush wc, pedestal wash hand basin, oxidised wall tiling, shower cubicle with concealed shower mixer, shaver point.

Large Walk in Wardrobe

Carpet as laid, light, offering potential to create a larger en-suite.

Outside

Front/Side Garden

Picket gate and paved front terrace enclosed by low level wrought iron railings, log store, composite front door with obscure viewing panes, external light, paved path extends to side elevation where there is the main body of the garden, further paved terrace with steps extending on to a tiered area of lawn, this is enclosed by panelled fencing and mature hedgerow boundaries, further path with picket gate leading to the road side, garden shed, garage, further external lights.

Rear Garden

Concrete path, raised deck providing private seating area with sleeping

retainers, outside boiler cupboard housing the oil tank, external lights, external power, close board fencing backing onto beautiful fields at the rear.

Agents Note

Council Tax Band - E

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.

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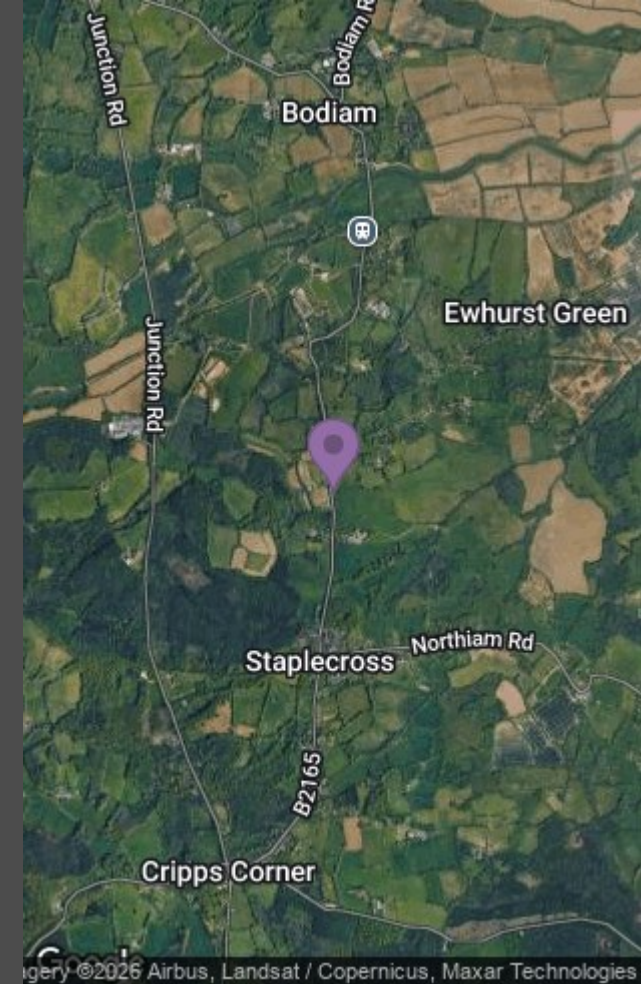


GARAGE
193 sq.ft. (17.9 sq.m.) approx.

TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (82 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (39-54) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (1-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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