

**RUSH
WITT &
WILSON**



**Shangri La, Vicarage Lane, Westfield, East Sussex TN35 4SD
Guide Price £600,000**

****Guide Price £600,000-£630,000****

This deceptively spacious detached property is ideally located on a country lane within the popular village of Westfield, with an excellent school, public house, village store and an abundance of rural walks direct from your doorstep. The property occupies approximately a 1/3 of an acre which is predominantly arranged as level lawned garden with a number of mature trees and shrubs and enjoying complete privacy. The property has been extended to the rear but could offer scope for further development subject to the necessary consents. The accommodation comprises an entrance porch, entrance hall, dual aspect sitting room with a wood burning stove, three bedrooms, a bathroom, utility room and a stunning kitchen/dining/family room with a vaulted ceiling, wood burning stove and delightful outlook over the garden. Further benefits include ample parking, a single garage and a rural outlook to the front.



Property approached via gated driveway leading to a uPvc glazed front door into:-

Entrance Porch

With tiled floor, room for coats and boots, ceiling lighting and solid wood door into:-

Entrance Hall

13'99 x 7'08 (3.96m x 2.34m)

Electric storage heater, ceiling lighting, built in storage cupboard loft hatch access and double doors into:-

Sitting Room

12'05 x 16'26 (3.78m x 4.88m)

Dual aspect double glazed windows, beamed open fireplace with wood burning stove set on a brick hearth, ceiling timbers, storage heater and ceiling lighting

Kitchen/Dining/Family Room

20'36 x 23'62 (6.10m x 7.01m)

This stunning room provides a fantastic social space at the heart of this property with ample space for dining and seating. The kitchen is fitted with wall and base mounted units with a wooden work surface, single bowl sink with mixer tap, integral dishwasher, space for oven, AGA (currently not used but is solid fuel), space for fridge, pantry cupboard, ceiling beams, ceiling lighting, window to side aspect and opening up in to a full height vaulted ceiling in the seating area with high level double glazed windows and Velux's flooding this room with natural light and with a triple aspect over the garden and with access via two sets of double sliding door. Ceiling lighting pendant and inset lighting and wood burning stove.

Bedroom One

13'14 x 12'12 (3.96m x 3.66m)

Bay window to rear aspect garden aspect, picture rail, ceiling lighting and storage heater.

Bedroom Two

8'98 x 9'84 (2.44m x 2.74m)

Window to rear garden aspect, picture rail and ceiling lighting.

Bedroom Three

6'4 x 10'2 (1.93m x 3.10m)

Double glazed window to front aspect, electric heater, wall and ceiling lighting and door to utility room.

Bathroom

11'25 x 5'97 (3.35m x 1.52m)

Obscured double glazed window, bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cabinet under, low level w.c, part tiled walls, fully tiled floor with underfloor heating, ceiling lighting and linen cupboard. Door to:

Utility Room

7'23 x 8'11 (2.13m x 2.72m)

Fitted with matching wall and base mounted unit with a wood effect work surface, single bowl stainless steel sink and mixer tap, space for washing machine and fridge/freezer, ceiling lighting, tiled floor and window and door with side aspect and access.

Outside

Garage

With up and over door. Ample parking for a number of vehicles.

Front Garden

With gated access to the driveway and enclosed with a mature hedgerow with gated access to the rear of the property and an area neatly laid to lawn and views form the front to fields beyond.

Rear Garden

The deceptively large garden is extensively stocked with mature trees, shrubs and flower planted borders and is enclosed with a mature hedgerow providing complete privacy. There is a pergola covered paved seating area adjacent to the rear of the property that opens on to an expanse of lawn which leads down the garden too and area with further trees, and enclosed vegetable garden, timber shed and store.

This stunning garden is one of the true highlights of this property and would be a delight for any keen gardener.

Agents Note

Council Tax Band - D

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>



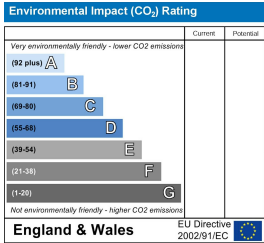
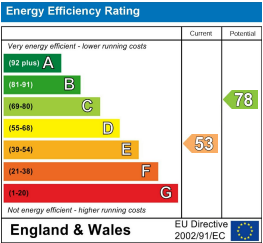




GROUND FLOOR



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 misstatement. 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.
Made with Metropix CO2D5



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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