

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

Campbell's

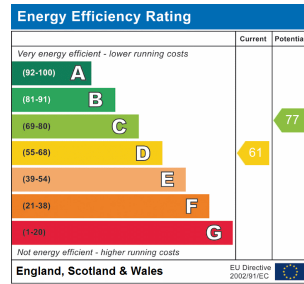
your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



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.
 Made with Metropix ©2023



The Old Cartsheds Staplecross, East Sussex TN32 5QB oieo **£850,000 freehold**

Set in the centre of the village is this substantial detached four/five bedroom family home that offers generous accommodation principally over three floors with an integral garage with storage above and enclosed gardens that offer a good deal of privacy.

- Large Detached House
- Integral Garage with Storage
- 3 Reception Rooms
- Enclosed Gardens
- 36' Attic Room
- Central Village Location
- Wine Cellar
- 4/5 Bedrooms

Description

This modern detached family home stands on elevated ground in the centre of the village and occupies a secluded garden with extensive parking and large garage with storage above. The versatile accommodation presents decorative cornicing and oak joinery throughout. Arranged around a large reception hall, an oak staircase rises to the first floor with a spiral staircase leading to the attic room. There are three main reception rooms with an additional room that could be used as a ground floor bedroom. The kitchen is fitted with a La Cornue commercial kitchen which flows into a utility room that links the garage and wine cellar. The living room enjoys a stone fireplace and connects through to a garden room with bi-fold doors onto the garden. There are four bedrooms to the first floor, all with en-suites, and a top floor attic room that extends to 36'. The property is thought to be ideal for dual accommodation or those looking for a large village house that is within a short walk of a primary school. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane and continue all the way to the A21. Here turn right and continue along turning left signposted Sedlescombe. Continue through Sedlescombe and along the B2089 turning right signposted Staplecross and continue along bearing left at the sharp right hand turn signposted Bodiam and the property will be found shortly along on the left hand side.

What3Words: ///ranged.fortnight.steadier

THE ACCOMMODATION COMPRISES

A covered porch with panelled door to

ENTRANCE PORCH

8' 7" x 4' 6" (2.62m x 1.37m) with tiled floor and glazed door to

RECEPTION HALL

15' 5" x 8' 7" (4.70m x 2.62m) with stairs rising to first floor landing with understairs storage cupboard.

LIVING ROOM

21' 6" x 14' 6" (6.55m x 4.42m) A double aspect room with box bay to rear and central stone fireplace with inset gas fire.

GARDEN ROOM

22' 3" x 11' 9" (6.78m x 3.58m) partially vaulted with Velux windows, windows and bi-fold doors opening out to the patio and garden, tiled flooring throughout and connecting door through to the

DINING ROOM

14' 7" x 12' 6" (4.45m x 3.81m) with window to side.

BEDROOM 5/STUDY

15' 1" x 10' 10" (4.60m x 3.30m) with box bay window to front.

KITCHEN

16' 3" x 14' 6" (4.95m x 4.42m) with window to side, tiled flooring and fitted with a La Cornue kitchen that incorporates cupboards and drawers with granite working surface with a double stainless steel sink with etched drainer and large 4 burner gas oven range with two ovens and extractor above. From the kitchen an archway leads into

UTILITY ROOM

16' 3" x 9' 6" (4.95m x 2.90m) narrowing to 6' 1" with tiled flooring throughout and fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with space and plumbing for a washing machine and a further area of granite working surface incorporating a butler sink with double etched drainer, cupboard with hanging and shelving.

CLOAKROOM

with window to side, tiled floor and part tiled walls and fitted with a high cistern wc and wash hand basin.

BASEMENT

19' 2" x 19' 1" (5.84m x 5.82m) fully tiled with a fitted wine rack.

MASTER BEDROOM

16' 5" x 14' 4" (5.00m x 4.37m) max including en-suite. A dual aspect room with box bay window to garden, range of fitted wardrobes and door to EN-SUITE with window to side, tiled floor and fitted with a corner Jacuzzi bath, vanity sink unit and tiled shower with glazed screen and heated towel rail.

BEDROOM 2

14' 5" x 12' 0" (4.39m x 3.66m) with window to front. EN-SUITE - fully tiled and fitted with a corner shower, wash hand basin and low level wc.

BEDROOM 3

14' 5" x 12' 0" (4.39m x 3.66m) a dual aspect room with views of the garden and beyond. EN-SUITE with window to side, fully tiled walls and fitted with a panelled bath with shower over, wash hand basin, low level wc and heated towel rail.

BEDROOM 4

14' 4" x 10' 6" (4.37m x 3.20m) with windows to front. EN-SUITE - fully tiled and fitted with a tile enclosed shower with glazed screen, wash hand basin, low level wc and heated towel rail.

ATTIC

36' 3" x 12' 5" (11.05m x 3.78m) having a window to side and Velux window to rear, large storage cupboard.

INTEGRAL GARAGE

19' 9" x 18' 6" (6.02m x 5.64m) with electric roller shutter door, wall mounted gas fired boiler and tiled floor throughout. An internal staircase rises to a large loft storage area measuring 19' 9" x 9' 7" (6.02m x 2.92m) with power and light.

OUTSIDE

The property is approached over an electric gated entrance to a large area of paved parking and turning with access to the garage. To the rear is an area of level lawn enclosed with mature hedges with large areas of patio and a logia. There is a shed, greenhouse and to the side the gardens gently fall away to a large landscaped area that boasts an array of plants shrubs and specimen trees with winding pathways that lead down to a sunken terrace.

COUNCIL TAX

Rother District Council
Band G - £3826.47

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.