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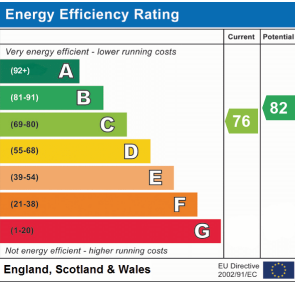
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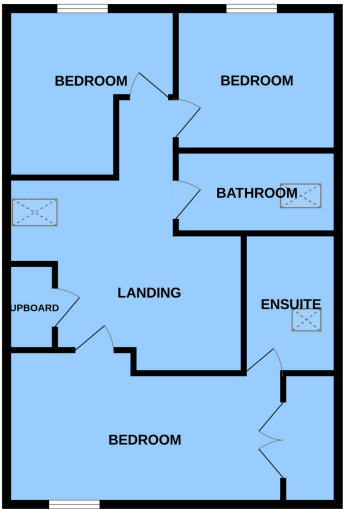
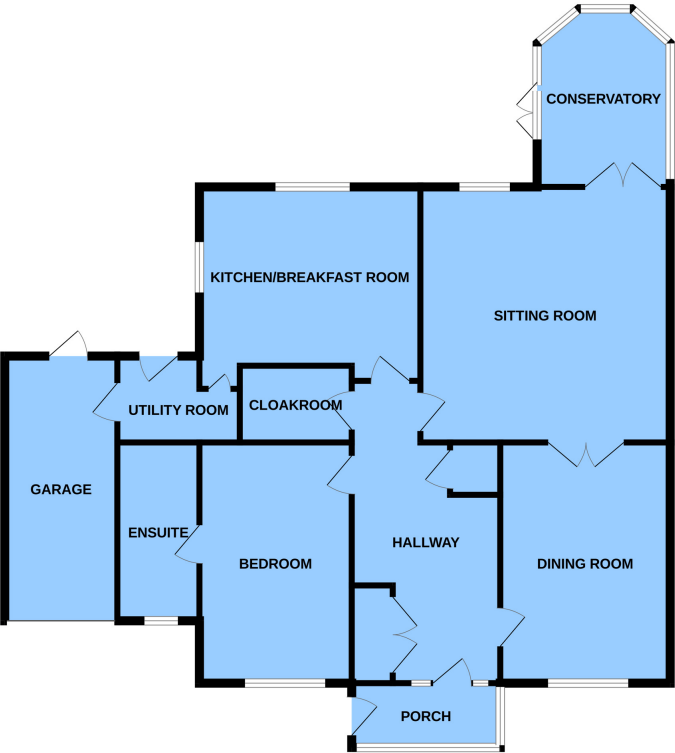
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GROUND FLOOR

1ST 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 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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New Oaks, Butchers Lane, Three Oaks, East Sussex TN35 4NE **£625,000 freehold**

An Exceptionally Well-Presented Detached property in a Charming Rural Village.

- Detached Family Home
- Level Rear Garden
- 2 Reception Rooms
- Garage and Parking
- 4 Bedrooms
- Rural Village Location



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Description

Set in the heart of a picturesque village, within walking distance of the local public house, mainline station, and beautiful countryside walks, this generously proportioned detached home offers a rare combination of rural tranquility and modern convenience. The property is surrounded by a stunning, well-maintained, large level garden, complete with a summerhouse and a versatile studio/home office – perfect for home working, hobbies, or creative pursuits. Inside, the spacious and welcoming entrance hall sets the tone for the home's warm and inviting atmosphere. The ground floor offers a comfortable sitting room flowing into a dining room and conservatory, creating an ideal space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is complemented by a cloakroom, utility room, and a ground-floor bedroom with en-suite facilities. Upstairs, a generous landing leads to three further bedrooms, one with its own en-suite, alongside a stylish family bathroom. Outside, the property benefits from off-street parking and a private driveway, completing this superb village home. This exceptional property combines generous living spaces, beautifully landscaped gardens, and a prime location – making it the perfect choice for those seeking both comfort and convenience in a sought-after rural setting.

Directions

From the Three Oaks public house in the centre of the village proceed along Butchers Lane and the property will be found along on the left hand side. What3Words:///kicked.places.latter

THE ACCOMMODATION

Is approached via a heringbone block paved driveway leading to a UPVC and glazed door into

ENTRANCE PORCH

Double glazed windows to both the front and side elevations with a pleasant outlook over the front garden, radiator, double glazed door into

ENTRANCE HALL

20' 9" x 10' 5" (6.32m x 3.17m) max, a welcoming hallway with stairs leading to the first floor, under stairs storage cupboard, large coat cupboard with hanging rail and lighting, security control system, radiator, wall mounted digital thermostat for gas central heating.



CLOAKROOM

Fitted with a low level wc, vanity wash hand basin with mixer tap and storage beneath, radiator, extractor, large mirror fronted wall cupboard, recessed lighting.

SITTING ROOM

16' 2" x 17' 9" (4.93m x 5.41m) A delightful aspect over the rear garden via double glazed windows and a set of double glazed French doors which open into the conservatory, further wooden French doors open to the dining room, two radiators.

CONSERVATORY

12' 5" x 8' 8" (3.78m x 2.64m) Of part brick and double glazed construction with a stunning outlook over the beautiful garden with double glazed French doors providing access onto the garden, two radiators, power and lighting.



DINING ROOM

11' 5" x 15' 7" (3.48m x 4.75m) With double glazed window to front aspect with a delightful outlook over the garden, fitted with modern country cottage style wall and base mounted cupboards and drawers with a wood effect work surface over, five ring ceramic hob with extractor over, high level integral oven and grill, ceramic one and a half bowl sink with mixer tap and drainer, attractive tiled surround, integral fridge/freezer and dishwasher, space for dining table, radiator, recessed lighting, further under unit lighting, wood effect laminate flooring, door to

KITCHEN/BREAKFAST ROOM

13' 4" x 15' 9" (4.06m x 4.80m) With double glazed window to rear aspect with a delightful outlook over the garden, fitted with modern country cottage style wall and base mounted cupboards and drawers with a wood effect work surface over, five ring ceramic hob with extractor over, high level integral oven and grill, ceramic one and a half bowl sink with mixer tap and drainer, attractive tiled surround, integral fridge/freezer and dishwasher, space for dining table, radiator, recessed lighting, further under unit lighting, wood effect laminate flooring, door to

UTILITY ROOM

10' 4" x 6' 5" (3.15m x 1.96m) max, L-shaped and fitted with wall and base mounted units with cupboards and drawers, space for fridge/freezer, space for washing machine and tumble dryer under worktop with inset stainless steel sink and drainer with mixer tap, wood effect laminate flooring, recently installed wall mounted Worcester Bosch boiler, extractor fan, double glazed door to garden. Fire proof door to garage.

BEDROOM

10' 3" x 15' 7" (3.12m x 4.75m) With double glazed window to the front aspect with delightful views, radiator, fitted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM

10' 6" x 5' 1" (3.20m x 1.55m) Double glazed obscured window to front aspect fitted with a low level wc, vanity wash hand basin with mixer taps and storage cupboards beneath, walk-in shower cubicle with fixed rainwater shower head and hand held attachment, chrome heated towel rail, radiator, part tiled walls, extractor fan.

FIRST FLOOR LANDING

19' 9" x 9' 4" (6.02m x 2.84m) max, incorporating a built in linen cupboard, Velux windows to side aspect, loft hatch giving access to fully boarded loft space, ample space to provide a study area.

BEDROOM

8' 9" x 18' 6" (2.67m x 5.64m) With double glazed window enjoying aspect to the front with pleasant rural views, built in wardrobe and radiator, door to

EN-SUITE BATHROOM

8' 1" x 5' 2" (2.46m x 1.57m) Velux window to side aspect, fitted with bath with mixer tap and shower attachment, low level wc, vanity wash basin with mixer taps and storage cupboard beneath, heated towel rail, Aqua board panelled walls, extractor fan.

BEDROOM

11' 6" x 11' 8" (3.51m x 3.56m) Double glazed window to rear aspect with delightful outlook over the manicured rear garden, fitted wardrobes and radiator.

BEDROOM

11' 6" x 9' 1" (3.51m x 2.77m) max, double glazed window with delightful outlook over the well stocked manicured rear garden, radiator.

BATHROOM

11' 6" x 5' 9" (3.51m x 1.75m) With velux window to side aspect, fitted with a low level wc, panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with fixed rainfall shower head and hand held attachment, vanity wash hand basin with mixer taps and storage beneath, heated towel rail, part tiled walls, extractor.

GARAGE

19' 3" x 8' 5" (5.87m x 2.57m) With double glazed window to side aspect, double glazed doors to the garden and internal fire proof door to the utility room, remote roller door with built in storage cupboard and additional high level mezzanine storage area. Access to

OUTSIDE

The front garden is predominantly block paved providing parking for a number of vehicles and with access to the garage. Steps lead up to the front door, tiered sleeper enclosed mature flower beds. The rear garden is one of the true highlights of the property, having been extensively planted and thoughtfully arranged by the present owners enclosed by mature hedgerow with a large paved seating area adjacent to the rear of the property, ideal for outdoor entertaining. Pathway leading to the rear of the garden flanked with well stocked borders, lined by a level lawn with a pretty summerhouse which has power and lighting. The end of the garden is gated and arranged as a kitchen garden with vegetable beds, greenhouse, wooden shed and workshop and a further studio/home office which has power and lighting.



COUNCIL TAX

Rother District Council
Band E - £3,129.34

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.