



Highlands,  
Woodmans Green Road,  
Whatlington,  
East Sussex,  
TN33 0NL





# Woodmans Green Road

An attractive detached four double bedroom family house with a large detached workshop offering potential set in Whatlington with established gardens and ample parking.

## Features

ATTRACTIVE DETACHED HOME

EXTENSIVE PARKING

LARGE DETACHED WORKSHOP

ESTABLISHED GARDENS

FOUR BEDROOMS



## Description

This attractive detached double fronted house retains character and charm with two double aspect reception rooms. At the heart of the house is a large kitchen/breakfast room with ample space for a farmhouse table, as well as a utility room and the benefit of a ground floor study/bedroom 5 and separate shower room. The first floor provides four bedrooms, a family bathroom and the fourth bedroom with a mezzanine floor big enough to house a king size bed. Approached over a driveway that is shared with two other properties, gates lead into an extensive area of parking with access to a large workshop that is divided into three main areas and offers potential, subject to any necessary consent. The house sits in the centre of a mature area of garden and offers privacy, level lawn, large patio and views over adjoining fields.

Note: The property has a septic tank which will be replaced with a new treatment plant.

Note: The driveway to the property is owned by Highlands but the adjoining cottages have a Right of Way.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and along into Whatlington Road all the way to the A21. The property will be seen immediately opposite the junction of Whatlington Road and the A21 with the entrance to the drive to the left of the property.

What3Words: ///acrobats.thrillers.scouting



## THE ACCOMMODATION

Approached via a side entrance.

### ENTRANCE HALL

L-shaped with stairs rising to first floor landing.

### DRAWING ROOM

23' 10" x 11' 10" (7.26m x 3.61m) Partially sub-divided with an attractive open fireplace on a quarry tiled hearth with painted mantle. A dual aspect room with access to a large storage cupboard.

### FAMILY ROOM

13' 3" x 12' 8" (4.04m x 3.86m) A dual aspect room with attractive cast iron open fireplace with decorative mantle, connecting door to large cupboard, wide opening through to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

24' 1" x 12' 8" (7.34m x 3.86m) An impressive double aspect room with stained glass windows to the side providing ample space for a breakfast table, pantry cupboard and a range of base mounted kitchen cabinets incorporating cupboards and drawers including a two oven AGA with adjoining electric module, there is a stainless steel sink with mixer tap and drainer and a large area of working surface, space and plumbing for dishwasher and a wide opening through to the utility room and

### REAR HALL

10' 4" x 6' 3" (3.15m x 1.91m) With double French doors to the patio and garden, space and plumbing for fridge/freezer, cupboard with fitted shelf.

### UTILITY ROOM

12' 8" x 4' 10" (3.86m x 1.47m) With space and plumbing for appliances and a large area of tiled working surfaces incorporating, gas cooker, Butler sink and mixer tap with cupboards and window to garden.

### SHOWER ROOM

8' 0" x 5' 8" (2.44m x 1.73m) Window to rear, fitted with a large tile enclosed shower with fixed and hand held shower, low level wc, pedestal wash hand basin, mixer tap, heated towel rail to side.

### STUDY/BEDROOM 5

10' 7" x 8' 0" (3.23m x 2.44m) A double aspect room with windows to side and rear with views of the garden.







## FIRST FLOOR LANDING

### BEDROOM

13' 0" x 9' 4" (3.96m x 2.84m) Window taking in views, attractive cast iron fireplace with painted mantle and double cupboard to side.

### BEDROOM

10' 0" x 10' 9" (3.05m x 3.28m) Fitted shelving, hanging rail and steps up to mezzanine level for king size bed.

### BATHROOM

8' 1" x 6' 7" (2.46m x 2.01m) With window to rear, white panelled bath with tiled enclosure, fitted cabinets incorporating a concealed cistern wc and vanity sink unit.

### BEDROOM

13' 3" x 12' 6" (4.04m x 3.81m) Window to front, cupboards with storage above.

### BEDROOM

11' 3" x 10' 1" (3.43m x 3.07m) With window to rear.

## OUTSIDE

The property is approached over a driveway that leads to a large section of parking and turning. To the front of the house there is an area of garden laid to lawn with planted flower beds being hedge enclosed. Pathways round the side of the property leading to a large area of paved patio that opens out onto an area of lawn with a children's tree house.

The large area of parking is laid to gravel and gives access to a

## DETACHED OUTBUILDINGS/WORKSHOPS

22' 0" x 13' 7" (6.71m x 4.14m) , 29' 5" x 17' 0" (8.97m x 5.18m) and 17' 2" x 7' 10" (5.23m x 2.39m) with power and light. To the rear of the workshop is an additional section of lawn which is fence and beech hedge enclosed

## COUNCIL TAX

Rother District Council

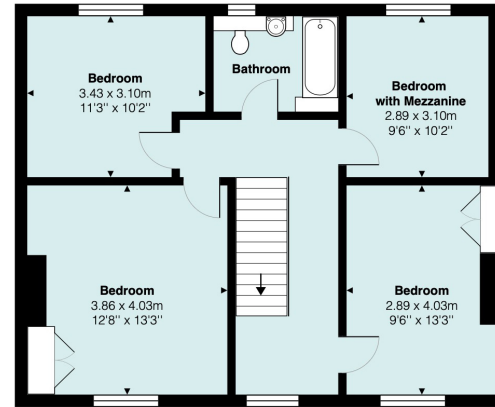
Band F - £3,284.56 (2022/23)



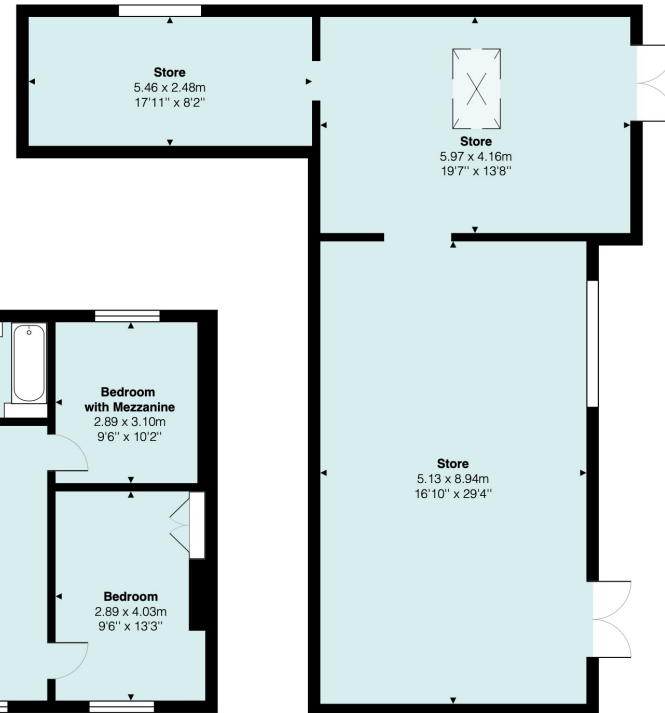




**Ground Floor**  
Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup>



**First Floor**  
Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>



**Outbuilding**  
Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

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Total Area: 268.9 m<sup>2</sup> ... 2894 ft<sup>2</sup>

All measurements are approximate and for display purposes only

