



Green Villa,  
Cripps Corner Road,  
Staplecross,  
East Sussex,  
TN32 5QR





# Cripps Corner Road

A substantial detached five bedroom family home with accommodation extending to approximately 3100 sq.ft enjoying a semi-rural location amidst established gardens with lovely rural views, detached home office and ample parking.

## Features

DETACHED HOUSE

DETACHED HOME OFFICE

ESTABLISHED GARDENS

ADJOINING COUNTRYSIDE

5 BEDROOMS

SUMMERHOUSE

SEMI-RURAL LOCATION

ATTRACTIVE VIEWS



## Description

This generous detached five bedroom family home enjoys accommodation set out over three floors with colour washed brick elevations below a tiled roof. The accommodation is arranged around an impressive reception hall with galleried landing. There are two reception rooms and a large kitchen/breakfast room that enjoys views over the garden and beyond. Both the kitchen and living room open onto a raised deck that takes in attractive views of the garden. To the first floor are three bedrooms as well as a nursery/occasional bedroom and to the second floor two further bedrooms. Most of the rooms enjoy a lovely outlook to the rear over the adjoining countryside. Outside the gardens are a particular feature and incorporating a detached insulated home office and separate summerhouse with covered hot tub. The gardens are arranged around an impressive oak tree with a wooded section beyond.

## Directions

From the crossroads at Cripps COrner proceed north where the property will be seen on the left hand side. What3Words: [///warmst/stirs](https://www.what3words.com/#!/warmst/stirs)



### THE ACCOMMODATION

with approximate room dimensions is approached via a panelled and glazed door to

### RECEPTION HALL

18' 10" x 12' 0" (5.74m x 3.66m) with stairs rising to an impressive galleried landing with wood burning stove and multi-pane glazed door to kitchen.

### CLOAKROOM

7' 2" x 3' 6" (2.18m x 1.07m) fitted low level wc and pedestal wash hand basin.

### KITCHEN/BREAKFAST ROOM

21' 9" x 9' 0" (6.63m x 2.74m) widening to 12' 7" within the breakfast area, having two large windows looking out onto the gardens and fitted with a comprehensive range of wooden base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a fitted double oven. There are large areas of working surface incorporating a 4 burner gas hob with extractor above and a 1 1/2 bowl acrylic sink with mixer tap and drainer. Door to

### LIVING ROOM

18' 10" x 12' 6" (5.74m x 3.81m) a double aspect room with sliding doors onto decking with views of the garden, oak flooring and connecting door to

### DINING ROOM

21' 4" x 12' 8" (6.50m x 3.86m) a double aspect room with double glazed doors opening onto the side patio, central fireplace with wooden mantel (not in use).

### GALLERIED LANDING

18' 10" having a dual aspect and opening into

### INNER LANDING

17' 6" x 9' 6" (5.33m x 2.90m) with stairs rising to second floor.

### BEDROOM

13' 0" x 9' 2" (3.96m x 2.79m) with window taking in views to the rear.

### NURSERY/OCCASIONAL BEDROOM

9' 4" x 7' 10" (2.84m x 2.39m) with window to front.







### **BEDROOM**

16' 0" x 11' 7" (4.88m x 3.53m) including the en-suite, having a double aspect and fitted with an extensive range of bedroom furniture.

### **EN-SUITE**

with window to side and fitted with a tile enclosed shower with glazed door, wash hand basin and low level wc.

### **BATHROOM**

11' 8" x 9' 5" (3.56m x 2.87m) a double aspect room, fitted with a white panelled bath with tiled surround, low level wc, pedestal wash hand basin and glazed shower cubicle.

### **BEDROOM**

13' 0" x 9' 4" (3.96m x 2.84m) with window taking in views to the rear.

### **SECOND FLOOR LANDING**

with window to front.

### **BEDROOM**

17' 5" x 14' 0" (5.31m x 4.27m) with two windows taking in fabulous views, eaves storage space.

### **BEDROOM**

19' 9" x 13' 10" (6.02m x 4.22m) with windows taking in fabulous views, eaves storage space.

### **OUTSIDE**

The property is approached via a five bar gate with a tarmac driveway providing parking and turning. The front garden is fence enclosed with a large area of lawn and planted borders. Pathways lead to either side and connect round to a raised decked platform that takes in views over the garden. To one side is a car port and to the other a paved patio with steps leading down to the garden giving access to some under-house storage and to the DETACHED INSULATED HOME OFFICE 13' 4" x 11' 3" (4.06m x 3.43m) with wide glazing, power and light and double doors opening onto the decking, which is surrounded by its own area of decking. Beyond, the gardens fall away arranged around an impressive oak tree with established borders, a winding pathway leads down to a DETACHED SUMMERHOUSE 12' 2" x 17' 0" (3.71m x 5.18m) with power and light, separate shower room incorporating a wash hand basin and Saniflow wc, with deck and hot tub with a small lightly wooded area beyond. The whole offers privacy.

### **COUNCIL TAX**

Rother District Council

Band G £4,189.88







GROSS INTERNAL AREA  
 TOTAL: 247 m<sup>2</sup>/2,664 sq ft  
 FLOOR 1: 98 m<sup>2</sup>/1,059 sq ft, FLOOR 2: 91 m<sup>2</sup>/981 sq ft, FLOOR 3: 58 m<sup>2</sup>/624 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





