



St Marys,
Crowhurst Road,
Catsfield,
East Sussex,
TN33 9BT



Crowhurst Road

Standing on elevated ground with wonderful rural views to both the front and rear, this impressive detached country house has been extensively remodelled and improved over the years to provide spacious and versatile accommodation that is all appointed to an excellent standard, all set amidst wonderful gardens with a variety of useful outbuildings and established pond.

Features

DETACHED CHARACTER PROPERTY	4 BEDROOMS PLUS ATTIC ROOM
STUDIO	OPEN PLAN
2 SEPARATE RECEPTIONS	KITCHEN/DINING/GARDEN ROOM
USEFUL OUTBUILDINGS	BEAUTIFUL GARDENS
	WONDERFUL RURAL VIEWS



Description

This spacious detached country house stands in an elevated location and commands lovely views to both the front and rear. The house has been extensively remodelled by the current owner and benefits from oil central heating and bespoke double glazing throughout. The spacious rooms are all individual and the principal rooms enjoy views of the garden. At the heart of the house is a stunning handmade kitchen/breakfast room that opens into a utility room and also leads to a studio room above whilst the dining room opens into a garden room with atrium. There are two additional reception rooms and to the first floor 4 bedrooms, the master having a panoramic window, walk-in dressing room and en-suite. There is an attic room that offers further scope to be converted into accommodation, subject to any necessary consents. The triple garage is currently used as a workshop but could easily be converted into additional accommodation and there is ample space to build separate garaging, subject to planning. There are a variety of useful outbuildings with a large workshop, newly constructed stable building, potting shed and tractor barn within the grounds, the gardens are a real feature extending to approximately 1 acre, they are attractive and undulating with many established trees and affording fine rural views with an established pond jetty and sun deck as well as a detached oak framed summerhouse. Located on the outskirts of Catsfield and close to the historic town of Battle, viewing is highly recommended.

Directions

From the centre of Catsfield turn into Church Road and proceed along to Henley Down and the property will be found after a short distance on the right hand side.
What3Words: [///hides.dancer.cargo](https://www.what3words.com/?q=///hides.dancer.cargo)



THE ACCOMMODATION IS APPROACHED VIA AN OAK PORCH to ENTRANCE VESTIBULE opening into the RECEPTION HALL

DINING ROOM/GARDEN ROOM

27' 3" x 12' 0" (8.31m x 3.66m) oak and tiled flooring, central fireplace (not in use) opening to the triple aspect, oak framed garden room with roof lantern, double doors to garden.

KITCHEN

21' 9" x 11' 9" (6.63m x 3.58m) A double aspect room with oak flooring, fitted with a custom range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, large pan drawer and arranged around a central island with hard wood working surface with two bowl enamel sink with mixer tap and drainer, stairs to studio room.

UTILITY ROOM

12' 0" x 8' 7" (3.66m x 2.62m) With window to rear, oak flooring, fitted range of cupboards with space and plumbing for appliances, oak working surface, extensive shelving.

STUDIO

15' 10" x 11' 9" (4.83m x 3.58m) Enjoying a dual aspect.

REAR PORCH/WC

6' 0" x 5' 0" (1.83m x 1.52m) Panelled door to outside, window to garden. WC with vanity wash basin, low level WC.

SITTING ROOM

12' 0" x 11' 9" (3.66m x 3.58m) central fireplace with wood burning stove on Yorkstone hearth, window to garden.

DRAWING ROOM

18' 0" x 17' 0" (5.49m x 5.18m) Double doors to logia, fire recess, range of high level cupboards to either side, panelled walls.

LANDING

18' 1" x 6' 0" (5.51m x 1.83m) With window to front and rear.

BEDROOM

With window taking in views of the garden.

BATHROOM

12' 0" x 5' 10" (3.66m x 1.78m) window to front and fitted with a white suite comprising panelled bath with centre taps, low level WC, tile enclosed shower with glazed screen, vanity sink unit, heated towel rail.





BEDROOM

12' 0" x 11' 4" (3.66m x 3.45m) With window taking in views of the garden and beyond.

INNER HALLWAY

Panelled wall concealing a cupboard and pressurised water tap, staircase to second floor.

BEDROOM

17' 3" x 12' 0" (5.26m x 3.66m) With window taking in views to the rear.

SHOWER ROOM

7' 3" x 4' 1" (2.21m x 1.24m) With window to side, vanity sink with mixer tap, heated towel rail, low level WC, tiled enclosed shower with glazed screen.

MASTER BEDROOM

18' 5" x 16' 1" (5.61m x 4.90m) A triple aspect room with panoramic window taking in stunning rural views. WALK-IN DRESSING ROOM and EN-SUITE with window to side, tile enclosed shower with glazed screen, large vanity sink unit with mixer tap, low level WC, heated towel rail.

ATTIC ROOM

19' 8" x 11' 0" (5.99m x 3.35m) Window to front, scope for full conversion.

OUTSIDE

The property is approached through five bar gate to a large area of tarmac parking and turning which leads around to the garage/workshop and to an additional section of parking.

LARGE DETACHED SHED

30' 1" x 11' 1" (9.17m x 3.38m) 19' 5" x 17' 3" (5.92m x 5.26m) and 13' 9" x 4' 5" (4.19m x 1.35m)

To the rear of the shed is a further open store and the oil tank. To the other side of the property double gates lead through to the gardens.

The gardens incorporate a paved patio interspersed with established flower beds, logia and wood store. Opening out to the rear they are laid to lawn, undulating and interspersed with various established trees. Part of the garden is left to wild flowers leading down to an established pond with a raised deck and a GARDEN ROOM 10' 4" x 9' 7" (3.15m x 2.92m) that looks straight out onto the pond.

A walkway leads around the pond with oak framed pergola and an additional rough area of ground falls away to the rear. To the back is a DETACHED STABLE 30' 1" x 11' 1" (9.17m x 3.38m) ready to be sub-divided and a potting shed 9' 9" x 9' 6" (2.97m x 2.90m) and tractor store 10' 2" x 9' 0" (3.10m x 2.74m)

GARAGE

30' 1" x 15' 8" (9.17m x 4.78m) Triple bay with power and light, one set of double hinge doors, cupboard housing the fuse board.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

