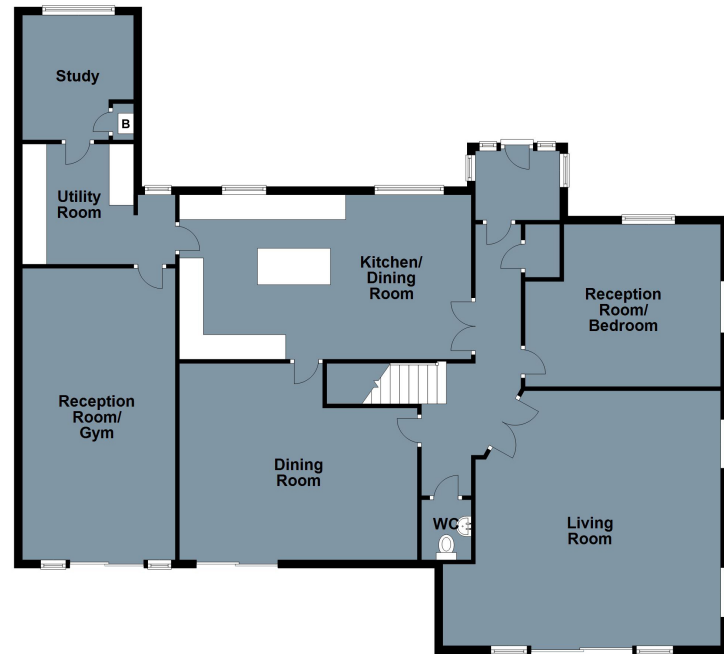


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

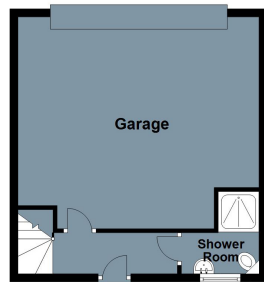
**Ground Floor**  
 Approx. 180.3 sq. metres (1940.9 sq. feet)



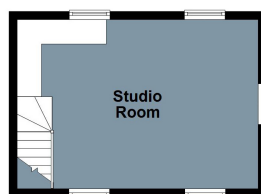
**First Floor**  
 Approx. 111.1 sq. metres (1196.3 sq. feet)



**Ground Floor**  
 Approx. 37.5 sq. metres (403.4 sq. feet)



**First Floor**  
 Approx. 24.7 sq. metres (265.8 sq. feet)



**Second Floor**  
 Approx. 13.9 sq. metres (149.8 sq. feet)



Total area: approx. 367.6 sq. metres (3956.3 sq. feet)  
 For illustration purposes only - not to scale



Cornerways Mill Lane, Westfield, East Sussex TN35 4SU

**£950,000 freehold**

A substantial and versatile family home with four reception rooms, five bedrooms, three bath/shower rooms, garage block and large level garden all situated on a lane location close to the village centre and enjoying countryside views.

Substantial Family Home  
 Countryside Views

5 Bedrooms  
 Level Garden

4 Reception Rooms  
 Lane Location

Garage Block with Potential



## Description

An extended and improved family home with generous room sizes and ample light. A spacious porch and entrance hall give access to the principle reception rooms and a sizeable kitchen/breakfast room which is ideal for entertaining. Both the living and dining rooms enjoy doors leading out into the rear garden as does the additional reception room which is currently used as a gym. There are five bedrooms, two enjoy en-suites and to the master bedroom is a dressing room and a Juliet balcony overlooking the garden. From a number of the bedrooms are pleasant views over fields and countryside and the accommodation is considered versatile and could easily suit those looking for dual family or multi generational occupancy. In addition to the main house is a sizable garage with additional accommodation. The property sits on a generous plot and is approached via a carriage driveway off a country lane with fields opposite and in an area of outstanding natural beauty. To the rear of the property there is a generous level rear garden with expansive decked area, shed and large summerhouse.

## Directions

From the centre of the village proceed in a northerly direction along the A28 passing the doctors surgery on the right hand side. Mill Lane will be found shortly on the left hand side just after the national speed limit sign. Turn into the lane and the property will be found as the first house on the left hand side.

What3Words: ///chat.coach.pages

## ENTRANCE PORCH

With triple aspect and glass panelled door into

## INNER HALLWAY

With large storage cupboard, stairs leading to first floor landing, engineered oak flooring.

## CLOAKROOM

A vanity unit incorporating sink with cupboard under and wc.

## KITCHEN

23' 6" x 13' 3" (7.16m x 4.04m) Windows to the front of the property, variety of wall and base mounted units incorporating cupboards and drawers with solid wood work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, central island with breakfast bar and additional cupboards under, space for American style fridge/freezer, two integrated AEG electric oven and grill, four ring ceramic hob with extractor hood above, recessed lighting to ceiling. Door to

## DINING ROOM

19' 2" x 15' 10" (5.84m x 4.83m) French doors leading out onto the decking, recessed lighting to ceiling.

## LIVING ROOM

22' 5" x 26' 0" (6.83m x 7.92m) A double aspect room with window to side and French doors leading out onto the rear garden.

## SITTING ROOM

15' 9" x 13' 1" (4.80m x 3.99m) A double aspect room with far reaching views.

## UTILITY ROOM

12' 10" x 9' 8" (3.91m x 2.95m) Window to the front of the property, variety of base units with granite effect work surfaces over, spaces for appliances.

## OFFICE

10' 0" x 8' 11" (3.05m x 2.72m) Window to front enjoying views, recessed lighting to ceiling, boiler cupboard.

## GAMES ROOM

23' 5" x 12' 4" (7.14m x 3.76m) With French doors giving access out into the rear garden, laminate flooring, recessed lighting to ceiling.

## FIRST FLOOR LANDING

Access to loft space.

## MASTER BEDROOM

16' 6" x 14' 9" (5.03m x 4.50m) Double aspect room with double doors opening to Juliet balcony overlooking the garden, recessed lighting to ceiling, large walk-in wardrobe and



## EN-SUITE BATHROOM

10' 3" x 7' 10" (3.12m x 2.39m) With window to the side of the property, recessed lighting to ceiling, panelled bath, vanity unit with wash hand basin and drawers beneath, wc, separate double shower unit, heated towel rail.

## BEDROOM 2

11' 3" x 11' 2" (3.43m x 3.40m) Double aspect room with far reaching views, recessed lighting to ceiling, door to

## EN-SUITE

6' 0" x 4' 9" (1.83m x 1.45m) Wall mounted sink unit, shower unit with chrome fittings, wc, heated towel rail, recessed lighting to ceiling.

## BEDROOM 3

10' 3" x 9' 6" (3.12m x 2.90m) Single built in wardrobe, window to the front with far reaching countryside views.

## BEDROOM 4

19' 6" x 13' 5" (5.94m x 4.09m) Two windows to the rear of the property with brief far reaching views, television aerial point. Stairs to

## LOFT ROOM

12' 7" x 10' 8" (3.84m x 3.25m).

## BEDROOM 5

9' 8" x 8' 3" (2.95m x 2.51m) Window to the front of the property with far reaching countryside views, built in wardrobe.

## FAMILY BATHROOM

10' 10" x 6' 5" (3.30m x 1.96m) with window to side, panelled bath with shower attachment, vanity unit incorporating sink with drawers under, wc, heated towel rail, recessed lighting to ceiling, partially tiled walls.

## DETACHED GARAGE

19' 4" x 17' 3" (5.89m x 5.26m) with electric up and over doors, recessed lighting, door to rear giving access into a hallway and courtesy door to rear garden.

SHOWER ROOM with wc, shower and vanity sink unit. GARAGE LOFT SPACE 19' 2" x 13' 6" (5.84m x 4.11m) a useful triple aspect room with far reaching views, recessed lighting, laminate flooring, areas of working surface with storage under.

## OUTSIDE

To the front, the property enjoys frontage to the lane, has two sets of five barred gates giving access to the carriage driveway with a central area of lawn, gravelled with mature borders. There is a delightful rural aspect to the front and access to either side of the property leading to the rear garden. Almost the entire width of the rear of the property has a raised wooden deck with brushed iron and glass ballustrading, perfect for entertaining. Steps down onto a substantial and level area of lawned garden again flanked either side and to the rear by mature trees and borders. Fruit trees planted to the rear. There is a large summerhouse and shed.



## COUNCIL TAX

Rother District Council  
Band E - £2848.25 (2023/34)

**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.