

Cherry Barn, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£850,000 Freehold

A stunning four bedroom detached family home extending to 2339 sqft set with beautiful grounds to 0.88 acre and beautiful south facing rural views to the neighbouring Brede Valley. This impressive home offers a spacious and adaptable living space comprising a generous reception hallway with ample built in storage, traditional shaker style kitchen with fitted Rangemaster gas cooker with a double oven., useful utility and additional boot rooms, dining room or optional fifth bedroom, ground floor shower room and wc, spacious triple aspect living room with feature fireplace and stunning oak framed orangery with fitted wood burning stove and French doors to the rear gardens. To the first floor a large landing serves four well-lit spacious bedrooms to include a master bedroom with stylish en-suite shower room in additional to a well appointed family bathroom suite. Externally the property enjoys a beautifully landscaped and well stocked rear garden hosting an abundance of delightful seating areas to include a raised deck terrace with covered fish pond and Indian sandstone paved terrace, summerhouse with shaded deck seating area and pedestrian gate leading to the lower paddock with adjacent woodland with breath-taking rural views. To the side enjoys a further privately enclosed garden with pergola covered seating area. To the front offers ample off road parking via a gated entrance complete with turning head and attached double garage. Broad Oak village offers a convenience store, bakery, well regarded doctors surgery and recently renovated gastro pub. Further high street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.







Entrance
External lighting, oak front door with leaded light viewing pane, side light windows which are leaded light either side, this leads into:

Generous Reception Hallway
19' x 9'8 extending to 11'8 (5.79m x 2.95m extending to 3.56m)
Ceramic tiled flooring, two sets of built-in cupboards via double oak doors providing storage for shoes and coats, two radiators, turned carpeted staircase with painted balustrade extending to first floor with low level cupboard below. Internal oak door leading to:

Kitchen/Breakfast Room
13'6 x 10'9 (4.11m x 3.28m)
Wood effect LVT flooring, upvc window to rear and side aspects, open access into utility, fitted base and wall units with shaker style doors which sit beneath oak effect laminate countertops, inset single ceramic basin with drainer and tap, variety of above counter level power points, tiled splashbacks, breakfast bar, fitted rangemaster 110 professional oven with six ring gas burner, matching stainless steel extractor canopy and light above, soft closing cutlery and pan drawers, radiator, display cabinets.

Laundry Room
10'8 x 6' (3.25m x 1.83m)
Open access from kitchen with continuation of the wood effect LVT flooring, full height glazed external door to side, base unit with under counter space washing machine and dishwasher, laminated countertop over, further wall units, space for freestanding fridge and freezer, internal glazed door to utility room. Internal door leads to:

Utility Room
10'4 x 7' (3.15m x 2.13m)
Ceramic tiled flooring, fitted base and wall units, single stainless bowl with drainer and tap, wall mounted Worcester gas boiler, internal door into the garage.

Dining Room /Snug
10'4 x 9'7 (3.15m x 2.92m)
Oak effect laminate flooring, French doors extending onto the rear terrace, radiator.

Living Room
17'7 x 13'6 (5.36m x 4.11m)
Oak effect laminate flooring, window to the rear and two windows to the side aspect, internal French doors with full height side light windows onto the oak framed garden room. False timber surround fire with flagstone hearth housing a gas effect wood burning stove, radiator. French doors open into:

Orangery
18'7 x 12' (5.66m x 3.66m)
Beautiful room with vaulted ceiling, exposed oak joinery, oak flooring, full height external glazed door to side, further external French doors onto the rear terrace, windows to each side aspect and to the rear, vaulted ceiling with windows to the gable end, exposed brickwork, fitted Chesneys wood burning stove.

Cloakroom/WC
3'8 x 9' (1.12m x 2.74m)
Ceramic tiled flooring, upvc window to side, radiator, chrome heated towel radiator, push flush wc, hand basin. Open access into:

Shower Room
9' x 9'2 (2.74m x 2.79m)
Ceramic tiled flooring, upvc leaded light window to front, radiator, double shower cubicle with sliding doors, stone effect ceramic wall tiling, mixer with rinser attachment, heated towel radiator.

First Floor

Generous Landing
Window to front aspect, radiator, access panel to loft with drop down ladder, airing cupboard via an oak door housing the hot water tank and slatted shelving.

Family Bathroom
9' x 8'8 (2.74m x 2.64m)
Internal oak door, ceramic tiled flooring, obscure upvc window to side, eaves storage cupboard, chrome heated towel radiator, double ended bath suite with central taps and rinser attachment, niche shelving, back to wall push flush wc, wall hung vanity with twin drawers, wall hung LED lit mirror with shaver point, corner shower cubicle with screen door and Aqualisa Aqua Stream power shower, extractor.

Bedroom Three
9' x 13'7 (2.74m x 4.14m)
Window to rear aspect enjoying partial views, radiator.

Bedroom Four
6'3 x 13'7 (1.91m x 4.14m)
Upvc window to rear enjoying beautiful rural views over the gardens and to the Valley behind, radiator, full length fitted wardrobes complete with hanging rails and shelving.

Bedroom Two
9'2 x 13'7 (2.79m x 4.14m)
Upvc window to the rear with beautiful views to the back, radiator.

Master Bedroom
12' x 13'7 (3.66m x 4.14m)
Upvc window to the rear with beautiful views to the rear, radiator below. Internal oak door to:

En-Suite
6'2 x 7'8 (1.88m x 2.34m)
Ceramic tiled flooring, obscure upvc window to side, recessed downlights, chrome heated towel radiator, shower cubicle with Aqualisa Aqua Stream power shower, combination vanity with push flush wc, quartz effect laminated countertop, inset basin and variety of cupboards, LED lit mirror, shaver point.

Outside

Front Garden
Five bar gated entrance which leads to a large tarmac driveway with turning head providing ample off road parking, front garden is very mature with a variety of mature trees, mature hedgerow boundary to front, planted perennial and shrub borders to the front, specimen conifer trees and acers, high level gate and fencing leading to the side garden. Driveway extends to:

Garage
19' x 17'2 (5.79m x 5.23m)
Double electrically operated section door to the front, power supply and lighting, useful eaves storage cupboards.

Rear Garden
The property enjoys an extensive rear garden which is south facing and is well stocked and mature with an Indian sandstone paved terrace lead from the rear elevations which provides an elevated seating position over the garden where the land drops away to one end, central border hosting a variety of perennials and flowering shrubs, low level gate extending to the side gardens. From the rear terrace the flagstone steps lead onto a central area of lawn, pedestrian five bar gate which provides access to the side, path to side with gutter fed water butts, further high level gate leading to the front and provides a storage area for the bins. Beautiful summerhouse with decked veranda and power supply which provides a shaded and sheltered seating area enclosed by trellised fencing and climbing roses. Further raised decked terrace with specimen Acer and perennial borders, covered fish pond which is pump fed which provides a nice sheltered seating area looking back at the property, greenhouse over hardstanding. The garden is enclosed by low level chestnut post and rail fencing, further pedestrian gate which leads onto a further area of garden with a variety of specimen trees with beautiful rural backdrop over neighbouring farmland, specimen oak trees. This also sides onto an area of woodland which belongs to the property and this enjoys a collection of specimen beech and oak trees and this can also be accessed via a pedestrian five bar gate.

Side Garden
Access from the back, pergola covered seating area which is brick paved, external lighting, shingle path with paved stepping stones extend to the side elevations with access to the front via high level gates, beautiful acer garden enclosed by trellis fencing, climbing jasmine and is a beautiful shaded spot enclosed by slatted shelving, paved seating area and a variety of specimen Acers, covered log store and storage area for the bins.

Summer House/Workshop
12'4 x 12'3 (3.76m x 3.73m)
Double doors, windows to side and rear, fitted work bench.

Agents Note
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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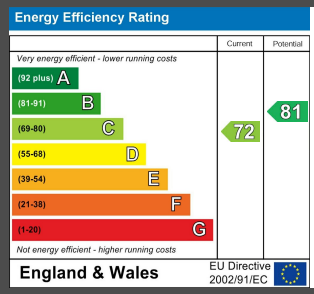


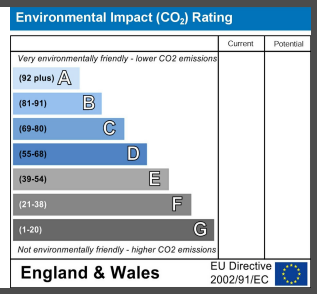












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