

The Willows, Fourteen Acre Lane, Three Oaks, East Sussex, TN35 4NB.
£625,000 OIEO Freehold

An incredibly spacious and heavily extended four bedroom detached bungalow occupying an idyllic country lane position of Three Oaks Village set within a generous 0.25 acre plot with beautiful west-facing rural views over neighbouring countryside. Having been much improved by the present owners this delightful home also provides a highly adaptable living space comprising a large reception hall and entrance porch, 21ft double aspect living room with large brick fireplace and wood burning stove, three large bedrooms to include a 20ft master or optional reception room with French doors to the rear garden, stylish main bathroom suite, spacious kitchen / dining room with bi-folding doors to the rear and separate utility room. Outside enjoys a private and well established rear garden enjoying stunning views complete with an enclosed kitchen garden with raised beds, fish pond with seating area, two garden sheds and both an Indian Sandstone and raised decked terrace providing a choice of pleasant alfresco dining or entertaining areas. To the front provides ample off road parking and garage studio / workshop. Three Oaks Village lies 5 miles North of the seaside town of Hastings and just a short drive to the Cinque Port Town of Rye offering a range of High Street shopping and Leisure facilities. The property is also located within close proximity to a network of excellent walking routes and is situated just 1 mile from Three Oaks station and pub serving hot food.







Front
Shingled in and out driveway with five bar gated entrance and established Cherry laurel hedgerow to front providing ample off road parking, high level gates to each side elevations with access to rear, steps leading to entrance porch, external lighting, high level double doors leading to garage / workshop.

Entrance Porch
11'7 x 3'6 (3.53m x 1.07m)
Painted hardwood front door with decorative leaded light viewing panes, upvc windows to front and side aspects, ceiling light, painted internal part-glazed door leading through to:

Reception Hall
Oak effect laminate flooring, radiator, pendant lighting, power points, double internal part-glazed doors to one end leading to the kitchen/dining room.

Bedroom One
13'3 x 11'7 (4.04m x 3.53m)
Internal door, carpeted flooring, upvc window to the front aspect with radiator below, light, power points.

Bedroom Four
10' x 7'8 (3.05m x 2.34m)
Internal door, carpeted flooring, upvc window to side aspect with radiator below, built in wardrobes with mirrored sliding doors complete with hanging rails and shelving, light and power point.

Living Room
21'8 x 11'7 (6.60m x 3.53m)
Internal door, carpeted flooring, upvc window to side aspect, further upvc window to front aspect with radiator below, light, large exposed brick fireplace housing a cast iron wood burning stove over a part flagstone and quarry tile hearth, two decorative stained glass windows to side aspect within the fireplace, variety of power points, TV point and additional wall lighting.

Bedroom Three
11'9 x 11'9 (3.58m x 3.58m)
Internal door, carpeted flooring, upvc window to side aspect, radiator, light, power point and TV point.

Family Bathroom
8'7 x 7'2 (2.62m x 2.18m)
Internal door, porcelain floor and wall tiling, ceiling downlights and extractor, P-shaped shower bath suite with screen and contemporary mixer with large rainfall shower head, niche with mosaic tiling, chrome heated towel radiator, push flush wc, pedestal wash basin, recessed mirror with LED lighting and timber cill.

Bedroom Two/Further Reception Room
20'2 x 14' (6.15m x 4.27m)
Internal door, carpeted flooring, two upvc windows to side elevations enjoying a semi rural vista over open fields, ceiling downlights, twin column radiators, upvc French doors with matching sidelight windows leading to the rear terrace and gardens, power points, TV points.

Kitchen/Dining room
20'9 x 20'6 (6.32m x 6.25m)
Internal part-glazed French doors from hall, oak effect laminate flooring, upvc window to the rear aspect, bi-folding aluminium doors to the rear garden, further upvc window to side elevations, internal door to utility room, space for dining table and chairs with pendant lighting over. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath marble effect laminated counter tops, inset one and half stainless bowl with drainer and tap, power points, fitted Leisure range style oven with six ring electric hob and fitted stainless steel extractor canopy with light over, display cabinets, integrated Lamona dishwasher, tower units incorporating integrated fridge and freezer, access panel to loft over.

Utility Room
11'1 x 6'6 (3.38m x 1.98m)
Internal door, oak effect laminate flooring, part-glazed external upvc door to rear elevations, light, radiator, fitted base and wall units with shaker style doors with under counter spaces for washing machine and tumble dryer, floor mounted Grant oil fired boiler, tower units, power points.

Outside

Rear Garden
Privately enclosed and level rear garden enjoying a west-facing orientation, predominantly laid to lawn backing onto open fields with chestnut post and rail fencing, Indian sandstone full width terrace with external power and lighting providing an alfresco dining area, external tap, path to side with high level gate to front housing the oil tank, raised deck terrace to one corner with pergola and glass balustrade providing an elevated seating area with pleasant rural aspect, established and well stocked planted borders, kitchen garden with raised beds enclosed by picket fencing, further sandstone terrace with raised sleeper fish pond, garden shed, specimen trees and feature raised brick well to side, further high level gate to side with access to front.

Garage / Workshop
14'3 x 9'7 (4.34m x 2.92m)
High level double doors, power and lighting, stud wall with access to office to rear.

Office
14'3 x 5'3 (4.34m x 1.60m)
Open access from workshop, external part-glazed door to rear elevations, power points.

Services
Oil-fired central heating system.
Private drainage - Septic tank.
Local Authority - Rother District Council. Band E.

Agents Note
Council Tax Band - E

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy







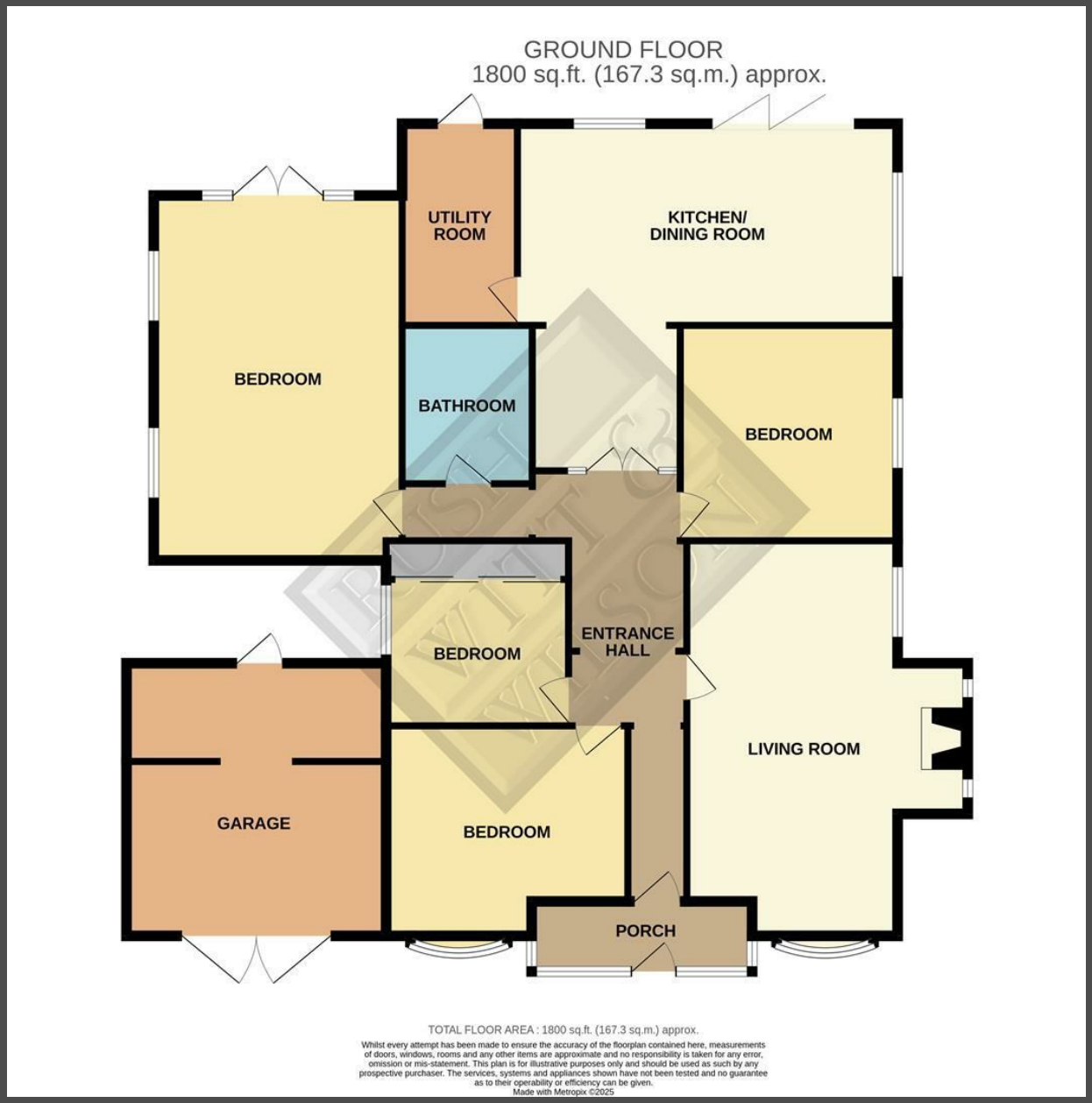




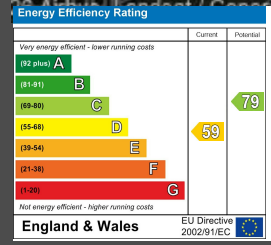


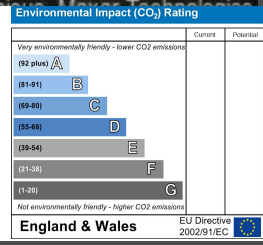












RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk