

Woodcroft Main Road, Icklesham, East Sussex TN36 4BA
£1,100,000 Freehold

We are delighted to welcome to the market what is undoubtedly one of the most impressive detached homes we have seen within the sought-after village of Icklesham. Perfectly positioned between the historic towns of Hastings and Rye, this exceptional home offers the very best of both worlds – an idyllic village lifestyle surrounded by countryside, yet within easy reach of two of East Sussex's most desirable coastal towns. Extensively extended and finished with exceptional attention to detail, the property offers over just 1,990 sq ft on the ground floor alone of beautifully presented and versatile accommodation. A substantial entrance hallway immediately sets the tone, leading to an impressive cloakroom, a large utility/multi-purpose room ideal as a home gym, and outstanding living space arranged into distinct areas across the front, side and rear of the home. The recently fitted kitchen is finished to a high specification with quality integrated appliances, while the ground floor principal bedroom benefits from a spacious en-suite shower room. The first floor provides three further double bedrooms, a generous family bathroom and additional en-suite facilities, with the entire home beautifully decorated and finished throughout. Outside is equally impressive with the gated access opens onto a sweeping driveway providing extensive off-road parking, while the level rear garden enjoys a wonderful outlook directly across neighbouring farmland. Designed for both entertaining and family life, the garden features a substantial workshop, summerhouse, swimming pool and hot tub. A truly exceptional village home combining space, quality, privacy and lifestyle in a superb setting.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

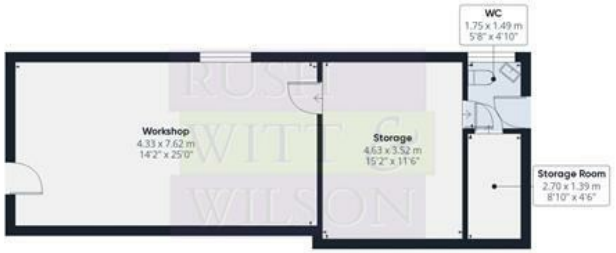

RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

316.5 m²

3409 ft²

Reduced headroom

4 m²

43 ft²

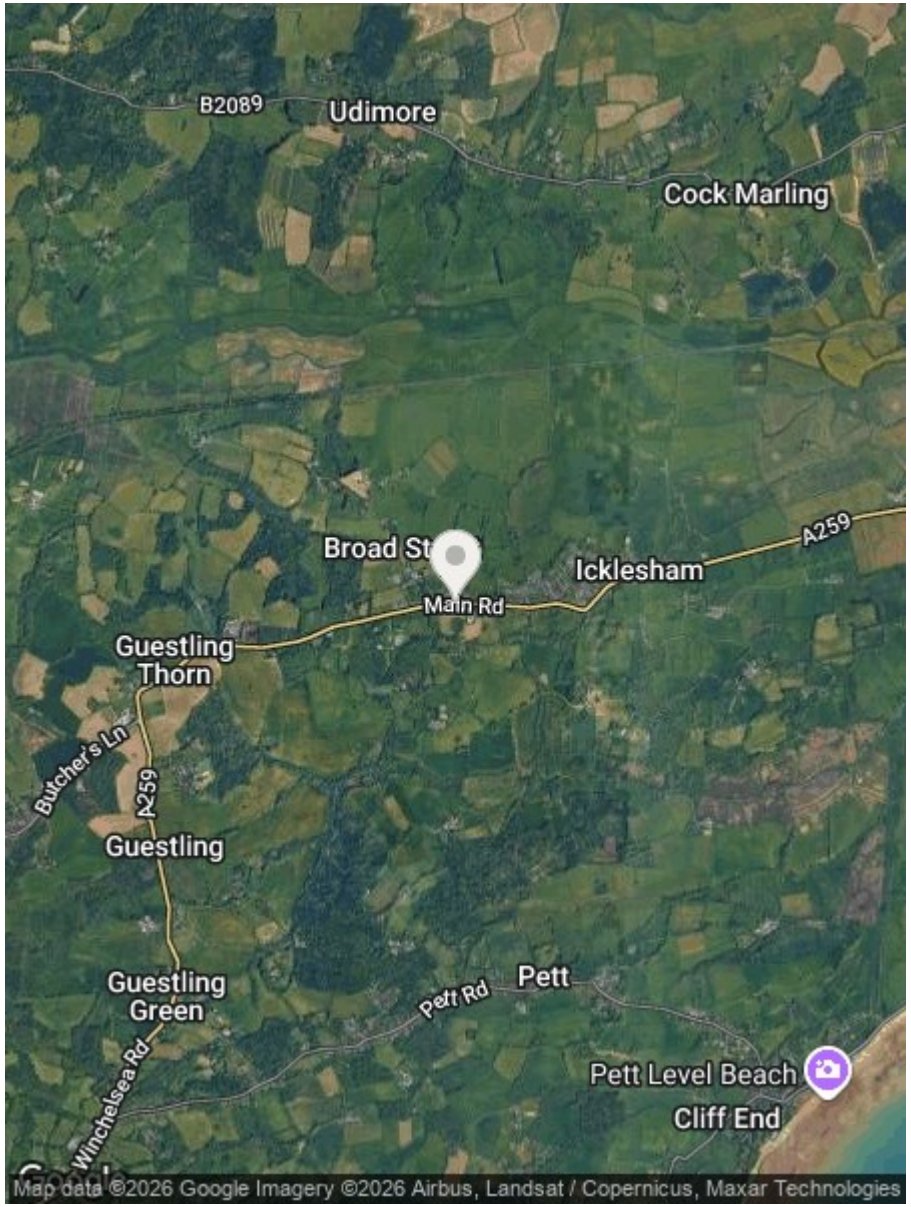
(1) Excluding balconies and terraces

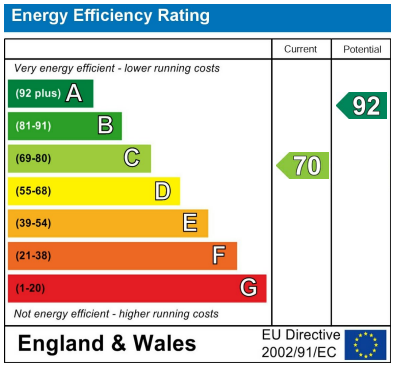
Reduced headroom

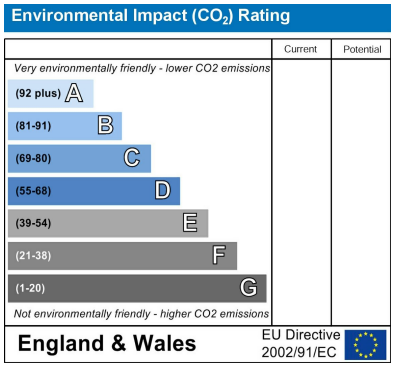
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

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

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk