



MOLONEY COUNTRY PROPERTY



7 WEALD VIEW STAPLECROSS



7 WEALD VIEW STAPLECROSS, EAST SUSSEX TN32 5QW

CHAIN FREE. A SUBSTANTIAL EXECUTIVE DETACHED, 5 BED FAMILY HOUSE, LOCATED IN THE CENTRE OF THE VILLAGE, COMPRISING 2 RECEPTION ROOMS, KITCHEN WITH SEPARATE UTILITY ROOM, EN-SUITE MASTER BED, 4 FURTHER BEDS & BATH/SHOWER ROOM. GARDENS SIDE & REAR WITH PAVED TERRACE, INTEGRAL DOUBLE GARAGE, PARKING. VIEWS.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, REAR LOBBY, CLOAKROOM. MASTER BEDROOM WITH EN-SUITE BATH & SHOWER ROOM, 4 FURTHER BEDROOMS, FAMILY BATH & SHOWER ROOM, INTEGRAL DOUBLE GARAGE, PARKING. GARDENS FRONT, SIDE AND REAR, PAVED TERRACE, LARGE TIMBER GARDEN STORE. GFCH.



UPVC double glazed front door to:

ENTRANCE HALL: Matching painted panelled doors to all rooms, coved ceiling, four light spot-track. Wooden floor. Under stairs storage cupboard

CLOAKROOM: Obscure double glazed UPVC wood effect window to side. Fitted with contemporary white suite comprising WC, wash hand basin set into double doored white high gloss vanity unit, mirror over. Part tiled walls, coved ceiling, tiled floor.

SITTING ROOM: Twin double glazed UPVC wood effect leaded light windows to the front enjoying far reaching rural views. Large exposed brick fireplace inset with basket for open fire on matching brick hearth. Wooden floor, coved ceiling, TV point.

DINING ROOM: Double glazed UPVC wood effect leaded light window overlooking the garden, matching patio doors leading out to the rear terrace. Wooden floor, coved ceiling. Opening to:

KITCHEN: Double glazed leaded light window overlooking the rear terrace. Fitted with 'U' shape range of wood base and wall units with square edge granite work top over, inset with single bowl, single drainer stainless steel sink unit with mixer tap. Integrated Bosch dishwasher. Britannia 6 burner dual fuel range style cooker, matching Bosch extractor over. Tiled splash-backs, inset ceiling lights, coved ceiling, tiled floor. Matching dresser style unit with space for microwave oven. Door to:

UTILITY ROOM: Double glazed UPVC wood effect leaded light window to the front. Fitted with

PRICE GUIDE £ 695,000



base unit with work top over, inset with single bowl, single drainer sink unit & matching eye level cupboards above. Plumbing for washing machine, space for tumble dryer. Tiled floor, coved ceiling, four light spot-track. Door to garage. Door to:

REAR LOBBY: Part glazed leaded light door leading out to the terrace, small window overlooking the garden. Bi- folding door to

CLOAKROOM: Matching obscure glazed window overlooking the terrace. Fitted with contemporary style white suite, comprising back to wall WC, corner wall mounted basin with tiled splash-back. Large mirror, inset ceiling lights.

TURNED STAIRCASE: UPVC wood effect double glazed window overlooking the garden on the half landing. Painted balustrading & wooden handrail.

LANDING: Matching painted panelled doors to all rooms. Loft hatch, coved ceiling. Airing cupboard housing hot water tank with slatted shelves. Velux window to the front. Two double doored storage cupboards.

MASTER SUITE: Two double glazed leaded light windows to the front, enjoying far reaching views. Inset ceiling lights. Door to:

EN-SUITE BATH & SHOWER ROOM: Velux window to the side. Fitted with contemporary white suite comprising WC, basin set into white high gloss double doored vanity unit with mirror over, double ended bath with central taps. Large walk-in shower cubicle. Ladder style heated chrome towel rail. Tiled walls, matching tiled floor.

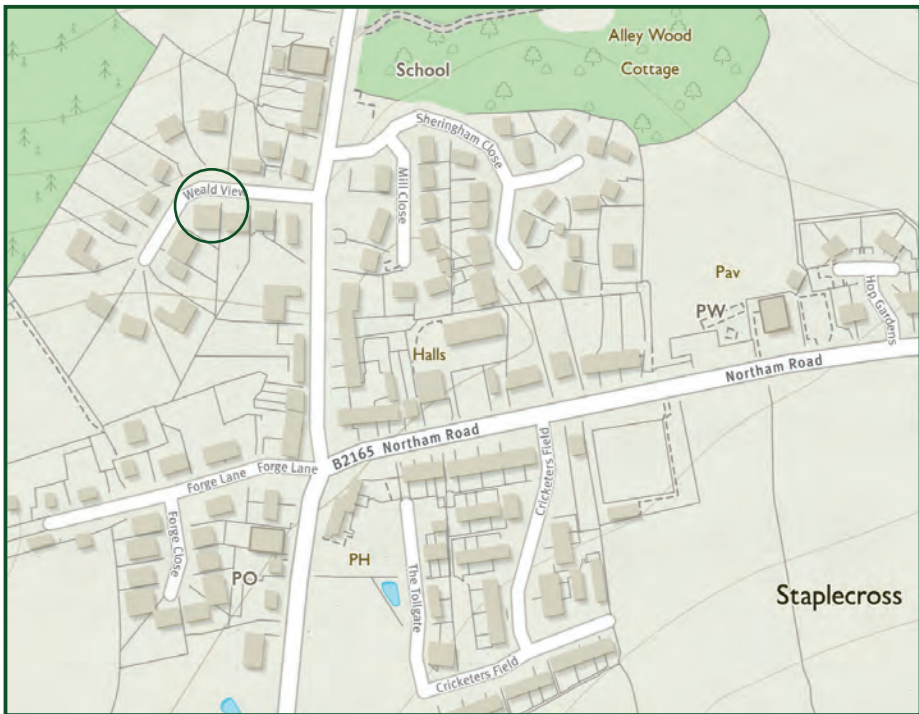
BEDROOM TWO: Double glazed UPVC wood effect leaded window to the front enjoying far reaching rural views. Coved ceiling. Wood effect floor. Double doored wardrobe cupboard. TV point.

BEDROOM THREE: Double glazed UPVC wood effect leaded light window to the front enjoying far reaching rural views. Coved ceiling. Wood effect floor. Three mirror doored wardrobe cupboards with hanging rails and shelves.

BEDROOM FOUR: Double glazed UPVC wood effect leaded light window overlooking the garden. Wood effect floor. Double doored wardrobe cupboard, coved ceiling.

BEDROOM FIVE: Double glazed UPVC wood effect leaded light window overlooking the garden. Coved ceiling. Wood effect floor. Double sliding doored wardrobe cupboard.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

FAMILY BATH & SHOWER ROOM: Twin obscure double glazed leaded light windows to the front. Fitted with contemporary style white suite, comprising back to wall WC fitted into range of grey high gloss storage cupboards with semi-integrated hand basin, shower bath set into tiled recess with curved shower screen to side. Fully tiled walls, tiled floor, inset ceiling lights.

OUTSIDE: The property is approached over from the road over a driveway providing parking and giving access to the integral double garage. The gardens to the side and rear, are hedged and fenced to all sides and mainly laid to lawn. The rear garden benefits from a lower paved terrace with further elevated decked terrace for alfresco dining and large timber garden store. The integral garage, with twin doors to the front is currently divided with an internal store but could be reverted if so required.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 203 m² (2,185 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TRANSPORT LINKS: For the commuter Battle and Robertsbridge stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: From the A21 travelling south, carry straight on over the Johns Cross roundabout, passing Vinehall School on the right take the next left turn, B2089 to Rye and Staplecross. At the junction turn left, B2244 to Northiam, Bodiam and Staplecross. Continue into Staplecross village, bearing left in the centre of the village, opposite the Cross Inn on to the Bodiam Road. After a short distance turn left into Weald View, number 7 will be found on the left side of the road, just before the bend.

What3Words (Location): ///resorting.recall.verdict

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

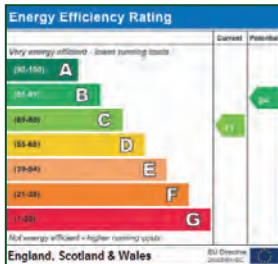
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7 Weald View

Approximate Gross Internal Area
2185 sq ft - 203 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

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