



**Moloney**  
COUNTRY PROPERTY



**WOODSTOCK** CACKLE STREET, BREDE

## WOODSTOCK, CACKLE STREET, BREDE, NR. RYE, EAST SUSSEX TN31 6DX

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A BEAUTIFULLY PRESENTED 3/4 BEDROOM DETACHED CHALET HOUSE, OFFERING SPACIOUS , VERSATILE ACCOMMODATION WITH A STYLISH CONTEMPORARY FINISH THROUGHOUT, INCLUDING SITTING ROOM, KITCHEN/DINING/FAMILY ROOM WITH SEPARATE UTILITY & 2 POTENTIAL GROUND FLOOR BEDROOMS. FIRST FLOOR MASTER SUITE, BEDROOM 2 AND BATHROOM. LOCATED IN THE HEART OF THE VILLAGE, THE PROPERTY ENJOYS GENEROUS OFF-STREET PARKING, AN OPEN TIMBER-FRAME GARAGE, AND A PRIVATE WEST FACING REAR GARDEN WITH A LARGE PAVED TERRACE.

ACCOMMODATION LIST: ENTRANCE HALL, DOUBLE L-SHAPED SITTING ROOM, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, RECEPTION 2/BEDROOM, DOUBLE BEDROOM, SHOWER ROOM. SPACIOUS FIRST FLOOR LANDING, MASTER SUITE WITH WALK-IN WARDROBE AND EN-SUITE, BEDROOM & BATHROOM. OFF ROAD PARKING TO THE FRONT, DETACHED GARAGE TO THE REAR WITH FURTHER PARKING, ENCLOSED GARDEN WITH LARGE PAVED TERRACE. GFCH.



Steps up to:

Park glazed front door to:

**ENTRANCE HALL :** Turned staircase with painted balustrade and Velux window over to the first floor. Oak floor (throughout the ground floor)

**SITTING ROOM:** L-shaped double aspect room with double glazed window to the front and doors leading out to the rear paved terrace. Stovax multi fuel stove on granite hearth. TV point. Coved ceiling. Door to:

**KITCHEN/DINING/FAMILY ROOM:** Twin windows to the side and double doors leading out to the rear paved terrace. Fitted with contemporary range of grey high gloss base and wall units with marble worktop over, matching up-stands. Rangemaster dual fuel cooker with Neff extractor over. 1 1/2 bowl integrated sink unit with machined drainer to side. Plumbing for dishwasher. Eye level cupboards over. Matching run of units with space for fridge freezer to side. Island unit incorporating breakfast bar. Space for dining table & sofa. Coved ceiling. Italian slate tiled floor. Door back to the entrance hall, part glazed door to:

**UTILITY /BOOT ROOM:** Double glazed windows to three sides and door leading out to the rear paved terrace. Base unit with wood effect worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing

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**GUIDE PRICE £625,000**



machine, space for tumble dryer and further appliances. Part tiled walls. Small loft hatch. Wood effect laminate floor.

**BEDROOM THREE:** Double glazed window to the side. Coved ceiling. Matching Oak floor Double doored wardrobe cupboard with hanging rail and shelves.

**SHOWER ROOM:** Obscure double glazed window to side. Fitted with contemporary white suite comprising WC, hand basin set onto a white high gloss storage unit & tiled corner shower cubicle with glass sliding door. White heated ladder style towel rail. Coved ceiling, Ventaxia extractor. Tiled floor.

**RECEPTION TWO/BEDROOM:** Double glazed window to the front. Double doored wardrobe cupboard.

Turned staircase to the:

**FIRST FLOOR LANDING:** Part sloping ceilings, matching doors to all rooms. Double doored linen cupboard with slatted shelves and hanging rail.

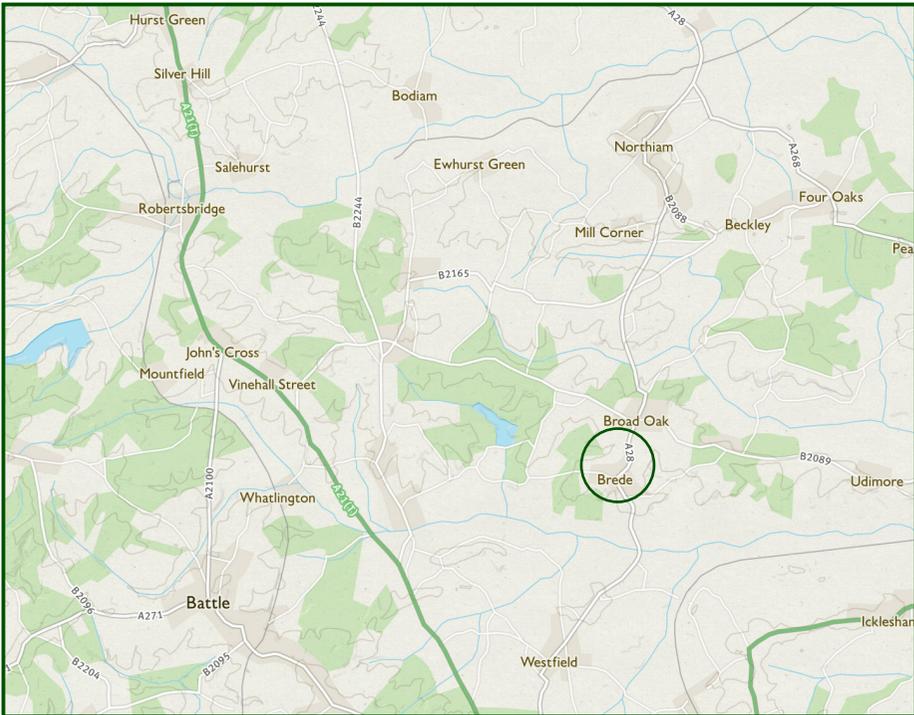
**MASTER BEDROOM:** Three Velux windows to the side. Part sloping ceilings. Bespoke range of wardrobe cupboards with hanging rails and shelves. Shelved display niche. Inset ceiling lights. Walk in dressing room with hanging rails. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to the rear. Fitted with white suite comprising WC, hand basin set onto white high gloss storage unit & tiled shower cubicle with sliding glass doors. Vinyl tile effect floor. Shaver point. Inset lights, extractor.

**BEDROOM TWO:** Double glazed window to the front. Part sloping ceiling. Double doored wardrobe cupboard with hanging rail and shelf. Loft hatch.

**BATHROOM:** Double glazed window to side, Velux window to the rear. Fitted with contemporary white suite, comprising WC, hand basin set into white high gloss storage unit, double ended bath with central taps. Inset ceiling lights, extractor. Shaver point.





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.

**OUTSIDE:** The property is approached from the road over part shared brick paved driveway providing parking to the front with a brick walled front boundary and small area of lawn. The drive continues to the side giving access to the detached timber garage with further parking in front. A gate leads into the private enclosed rear garden with large paved terrace for alfresco dining, an area of lawn with hedged and fenced boundaries to all sides, along with a further small area of terrace with timber garden store.

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

**FLOOR AREA:** 223 m<sup>2</sup> (2,400 sq<sup>2</sup>) Incl. Garage.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling on the A28 towards Hastings continue through the village of Northiam and onto Broad Oak, passing over the crossroads at the top of the hill continue into Cackle Street, Woodstock will be found on the right hand side.

**What3Words (Location):** ///reclining.bounty.spoon

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

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**MOLONEYCOUNTRYPROPERTY.COM**

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

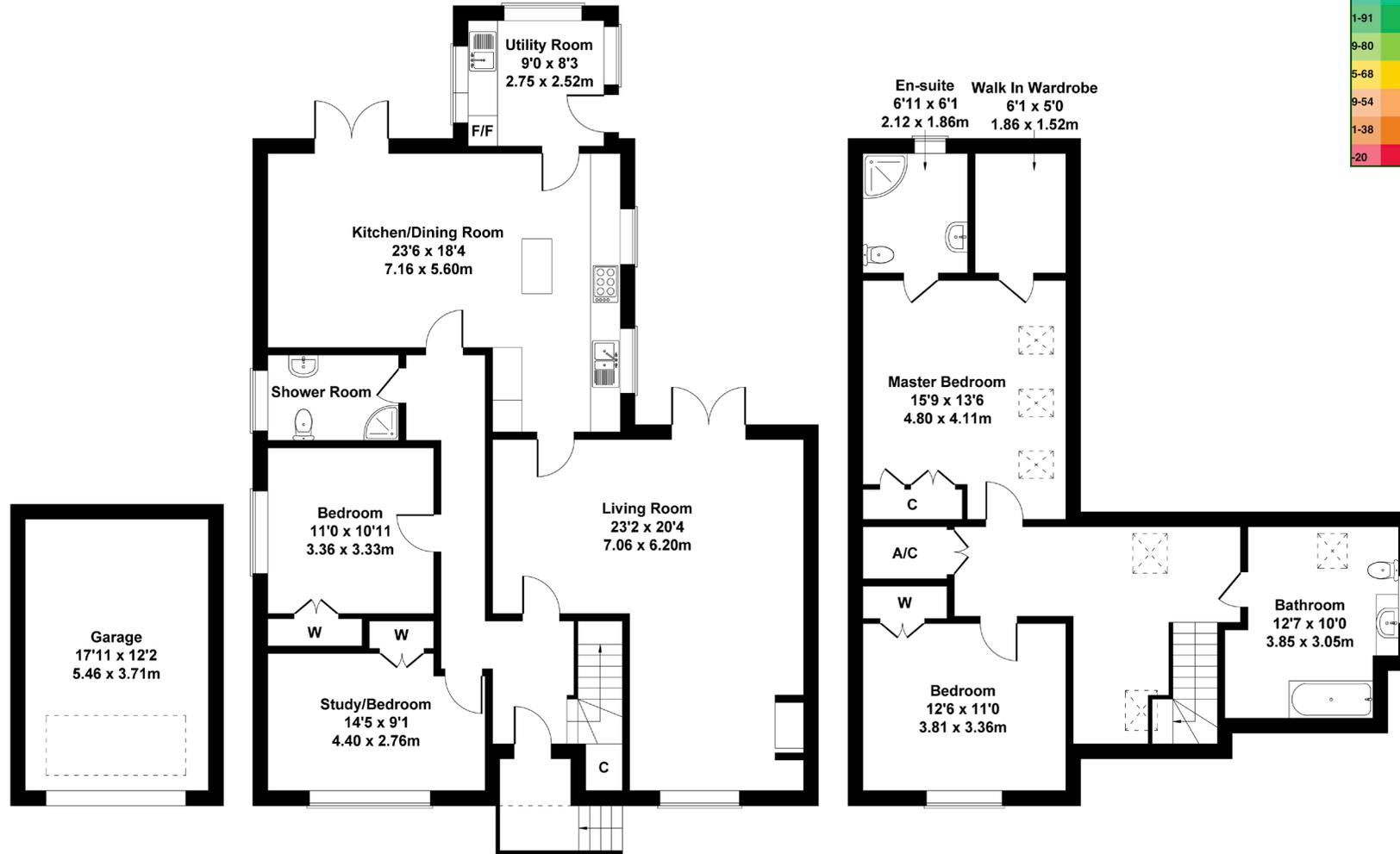
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**TELEPHONE: 01797 253000 or 01580 212828**

# Woodstock

Approximate Gross Internal Area  
2400 sq ft - 223 sq m

core	Energy rating	Current	Potential
2+	A		95 A
1-91	B		
9-80	C	78 C	
5-68	D		
9-54	E		
1-38	F		
-20	G		



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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