



**Moloney**  
COUNTRY PROPERTY



LAYCES BROAD OAK, BREDE

## LAYCES, CHITCOMBE ROAD, BROAD OAK, EAST SUSSEX. TN31 6EU

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CHAIN FREE. A BEAUTIFULLY PRESENTED DETACHED 5 BED, 4 BATH, HOUSE NESTLED IN APPROXIMATELY 1 ACRE OF ATTRACTIVE GARDENS AND GROUNDS, ENJOYING A GENEROUS FRONTAGE AND LARGE REAR GARDEN ENJOYING WONDERFUL COUNTRYSIDE VIEWS AND LARGE PAVED TERRACE. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING AN OPEN PLAN SITTING/DINING ROOM WITH WOOD-BURNING STOVE AND VIEWS TO THE REAR, STYLISH KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, 5 BEDS, 4 EN-SUITE INCLUDING 2 ON THE 1ST FLOOR. ATTACHED GARAGE, COVERED STORES, LARGE DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING WITH WELL-MAINTAINED GARDENS. SOLAR ENERGY RECOVERY PLAN. VIEWING HIGHLY RECOMMENDED.



ACCOMMODATION LIST: ENTRANCE HALL, UTILITY ROOM, OPEN PLAN SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 4 WITH EN SUITE SHOWER ROOM, STUDY/BEDROOM 5. FIRST FLOOR BEDROOM 1 WITH WALK IN DRESSING ROOM AND EN-SUITE, BEDROOM 2 WITH EN-SUITE. EXTENSIVE BRICK PAVED FRONT DRIVEWAY, FRONT GARDEN, DOUBLE ATTACHED GARAGE. LARGE REAR GARDEN WITH PAVED TERRACE, HOT TUB, GREENHOUSE & STORE. BELIEVED TO MEASURE 1 ACRE (TBV) VIEWS.

Covered walkway to the front with door to

**ENTRANCE HALL:** Twin double glazed windows to the front, high level window to the side. Open, turned staircase to the first floor with understairs storage cupboard. Oak floor. Inset ceiling lights.

**UTILITY ROOM:** Fitted with double base unit with roll edge wood effect worktop over, inset with stainless steel sink unit. Tiled splash-back. Plumbing for washing machine, space for tumble dryer. Shelves. Fluorescent tube lighting. Worcester gas fired boiler. Inverter for solar recovery system. Oak floor. Hot water tank.

**OPEN PLAN SITTING/DINING ROOM:** Sitting area: Doors & matching side panels leading out to the rear paved terrace. Oak floor throughout. Cast iron wood burning stove inset into brick exposed brick fireplace on stone hearth with bressummer beam over & storage niches to side. TV point. Feature exposed brick wall. Coved ceiling. Dining area: Double glazed window to the front.

**BEDROOM THREE:** Double glazed window to the front. TV point. Coved ceiling, loft hatch. Fitted with range of wardrobe cupboards.

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**GUIDE PRICE £850,000**



**EN-SUITE SHOWER ROOM:** Obscure double glazed window to the rear. Fitted with white suite comprising back to wall WC, wall hung hand basin and double shower cubicle. Part panelled walls, tiled floor, mirror/light & shaver point.

**KITCHEN/BREAKFAST ROOM:** Double glazed window to the rear enjoying far reaching rural views. Fitted with range of contemporary base and wall units with stainless steel worktop over, inset with 1½ bowl sink unit. Smeg 5 ring gas hob with extractor/light over & stainless steel splashbacks. Plumbing for dishwasher. Drawer pack, open storage shelves. AEG double oven with cupboards above and below. Peninsula breakfast bar with two pendant lights over. Metro tiled splash-backs. Inset ceiling lights. Double doored larder cupboard with automatic light and full height shelved cupboard alongside. Matching Oak floor. Door to:

**HALL:** Door to the rear terrace.

**BEDROOM FOUR:** Double glazed window to the front. Oak floor.

**EN-SUITE SHOWER ROOM:** Fitted with white suite comprising WC, pedestal hand basin & tiled shower cubicle. Vinyl floor. Mirror, shaver point.

**STUDY/BEDROOM FIVE:** Double glazed window enjoying views over the rear garden and countryside beyond. Fitted with work station comprising cupboards and drawers with wood effect work top over. Coved ceiling.

Wooden tread turned staircase to the first floor:

**LANDING:** Double glazed window to the front. Matching doors to all rooms. Linen cupboard with slatted shelves. Coved ceiling. Loft hatch. Inset ceiling lights.

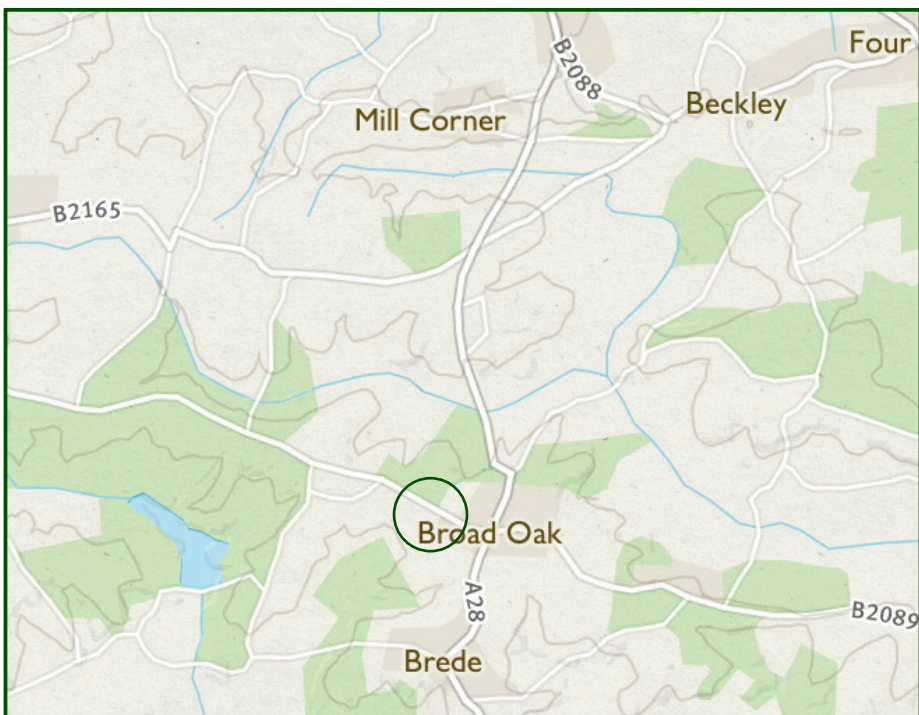
**BEDROOM ONE:** Double glazed window to the rear enjoying far reaching rural views. Coved ceiling. Walk-in dressing room with extensive hanging rails and storage shelves. Door to:

**EN-SUITE SHOWER ROOM:** Obscure glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into white high gloss storage cupboards and drawers & fully tiled shower cubicle. Wood effect laminate floor. Metro tiled walls. Inset ceiling lights. Mirror. Eaves storage space.

**BEDROOM TWO:** Double glazed window enjoying views over the rear garden and countryside beyond. Coved ceiling. Door to:

**EN-SUITE BATHROOM:** Obscure double glazed window to the front. Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround with telephone shower over, shower screen to side. Vinyl floor. Storage cupboard. 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 an extensive brick paved driveway providing ample parking and turning with double vehicular gates to the front and fenced front boundary, giving access to the attached double garage with up and over door to the front. The front garden is laid to a raised area of level lawn with planted beds and borders. Covered store to the left hand side. Gates to both sides lead to the rear garden which is of excellent size with large, paved terrace featuring a hot tub. Steps lead down to a good size area of gently sloping lawn with fenced and hedged boundaries to all sides enjoying far reaching rural views across adjoining countryside. Greenhouse and large store. A wildlife haven featuring a pond on the rear boundary with planted beds and borders and mature shrubs and trees. Believed to measure 1 acre in total (TBV).

**SERVICES:** Mains electricity, water and gas are connected. Gas central heating. Private drainage. Solar energy recovery system

**FLOOR AREA:** 265 m<sup>2</sup> ( 2,852 ft<sup>2</sup>) approx. incl. garage.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'G'

**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 south towards Hastings on the A28, continue through Northiam onto Broad Oak. At the crossroads turn right into Chitcombe Rd. Layces will be found on the left, shortly after Ostlers Field on the right.

**What3Words (Location):** [///worldwide.conductor.rigs](https://www.what3words.com/#!/worldwide.conductor.rigs)

**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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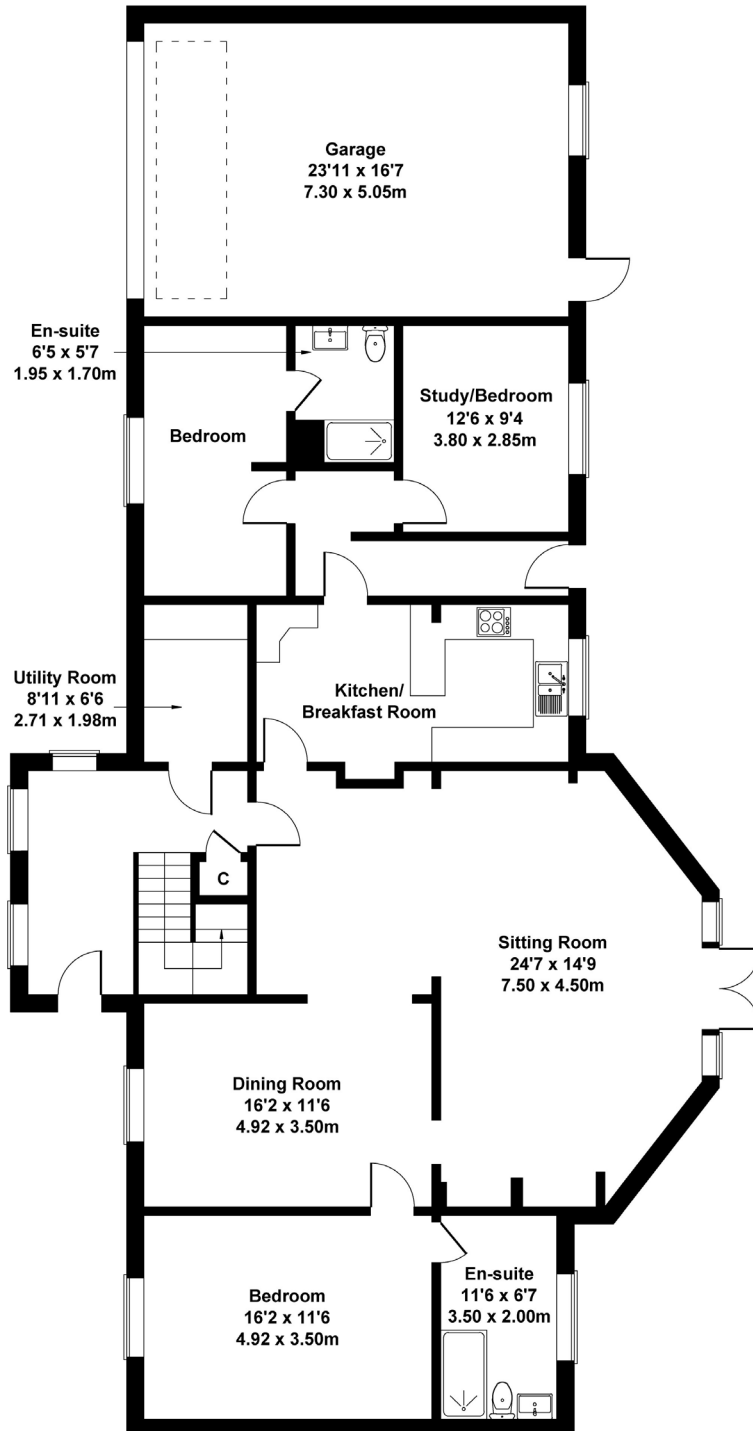
**TELEPHONE: 01797 253000 or 01580 212828**

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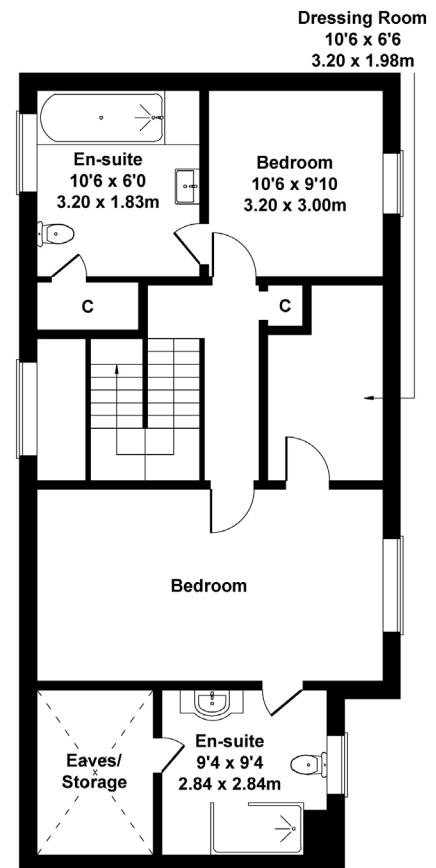
## Layces

Approximate Gross Internal Area  
2852 sq ft - 265 sq m

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

TELEPHONE: 01580 212828 & 01797 253000