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PRS Property
Redress
Scheme



Old Dobbins, Wartling, Hailsham, East Sussex, BN27 1RY
£1,250,000



Surridge Mison
ESTATES

Old Dobbins is nestled in the picturesque hamlet of Wartling, a Conservation area, and is a quite exceptional detached house spanning 3365 sqft. The property showcases the sellers attention to details with excellent, high-quality finishes throughout, ensuring every room radiates a sense of sophistication and comfort.

The interior features four generously-sized bedrooms and three luxurious bathrooms, all meticulously presented. The heart of this exquisite home is accentuated by high quality fittings, designed to impress the most discerning homeowner. Throughout, each space has been crafted to maximise both comfort and functionality.

A standout feature is the beautifully converted barn, now serving as a versatile annexe. Ideal for use as a guest suite, home office, or leisure space, it perfectly complements the main residence and adds further flexibility for modern family living.

Step outside to discover landscaped gardens that have been thoughtfully designed to create stunning outdoor spaces ideal for entertaining or relaxation. Parking and garages are available, combining practicality with impeccable presentation.

Wartling village itself provides an idyllic rural setting, complete with far-reaching views that capture the tranquility of the surrounding countryside. Local amenities include a charming village pub, which serves as a hub of the community and the perfect place to unwind.

A rare blend of outstanding quality and enviable location, this property invites you to experience refined rural living at its finest. Arrange a viewing today to fully appreciate all that this impressive home has to offer.

Entrance Porch - 1.98m x 1.65m (6'6" x 5'5")- Wooden door to front with two double glazed windows. Solid oak flooring, with fitted matting. Fitted bench seating. Coved ceiling. Glazed paneled doors leading to entrance hall.

Entrance Hall - 5.69m x 5.11m (18'8" x 16'9")- Solid oak flooring. Coved ceiling. Wall lights. Two radiators. Stairs leading to first floor with large understairs cupboard.

Cloakroom - 2.97m x 1.42m (9'9" x 4'8")- Double glazed window to front. Tiled flooring with underfloor heating. Coved ceiling. Inset ceiling spotlights. Fitted shelving. Neptune wash hand basin set within vanity unit with tiled splashback and W.C.

Study - 3.02m x 3m (9'11" x 9'10")- Feature double glazed bay window to front. Solid oak flooring. Coved ceiling. Wall lights. Radiator.

Living Room - 6.5m x 5.23m (21'4" x 17'2")- Glazed paneled double doors from entrance hall. Triple aspect room with two double glazed windows to rear, double glazed window to front and double glazed window to side. Open fireplace with fitted wood burner and tiled heath. Solid oak flooring. Coved ceiling. Wall lights.

Dining Room - 5.11m x 3.89m (16'9" x 12'9")- Double aspect room with double glazed window to side and French doors leading to rear terrace. Tiled flooring. Two radiators. Inset ceiling spotlights.

Kitchen/Breakfast Room - 5.59m x 3.56m (18'4" x 11'8")- Double aspect room with double glazed windows to front and rear. Tiled flooring with underfloor heating. Inset ceiling spotlights. Large built in pantry cupboard. Fully fitted with a range of Neptune wall and base units housing integral dishwasher, with space for large American style fridge/freezer. Space for Everhot cooker, with tiled splashback. Feature island/breakfast bar unit. Marble work surfaces with matching splashbacks, with inset Butler sink and drainer unit with mixer taps.





Utility Room - 3.43m x 2.51m (11'3" x 8'3")- Double aspect room, with double glazed windows to front and rear. Stable door to side, plus stable door leading to annex/barn. Tiled flooring with underfloor heating. Inset ceiling spotlights. Loft access. Wall mounted Worcester boiler. Fully fitted with a range of Neptune wall and base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset ceramic sink and drainer unit with mixer taps.

Annex Lounge - 5.77m x 3.53m (18'11" x 11'7")- Double glazed window to front and French doors to front. Fitted wood burner with brick surround and tiled hearth. Solid oak flooring. Radiator. Wall lights. Stairs leading to first floor with built in storage cupboard.

Annex Bedroom - 6.43m x 3.61m (21'1" x 11'10")- Double aspect room with two double glazed windows to front with far reaching views and double glazed window to side. Fitted wardrobes and shelving. Feature beam. Carpeted. Radiator. Inset spotlights. Loft access. Door leading to en-suite shower room.

Annex Shower Room- Velux window to front. Tiled flooring and partially tiled walls. Inset spotlights. Extractor fan. Chrome towel rail. Modern suite comprising of double shower cubicle with electric shower, wash hand basin set within vanity unit and W.C.

First Floor Galleried Landing - 2.44m x 2.18m (8'0" x 7'2")- Double aspect with full height double glazed windows to rear and side with far reaching views. Carpeted. Coved ceiling. Fitted bookcase shelving. Further landing area with double built in cupboard, loft access, wall lights, radiator, coved ceiling and carpeted.

Bedroom One - 4.83m x 4.27m (15'10" x 14'0")- Triple aspect room with two double glazed windows to front, double glazed window to side and double glazed window to rear. Two sets of built in wardrobes. Carpeted. Two radiators. Wall lights. Door leading to en-suite shower room.

En-Suite Shower Room- Two double glazed opaque windows to front. Tiled flooring with underfloor heating and partially tiled walls. Built in airing cupboard with radiator. Inset spotlights. Chrome towel rail. Extractor fan. Luxury suite comprising of walk in shower cubicle with feature tiled enclosure, with rainfall shower head and handheld shower attachment with wall mounted controls, double Neptune wash hand basins set within vanity units and W.C.

Bedroom Two - 4.6m x 2.77m (15'1" x 9'1")- Double glazed window to rear. Two sets of built in wardrobes with feature lighting. Carpeted. Coved ceiling. Radiator.

Bedroom Three - 4.47m x 3.05m (14'8" x 10'0")- Double aspect room with double glazed windows to front and rear. Built in wardrobe. Coved ceiling. Radiator. Carpeted. Wall lights.

Bathroom- Double glazed opaque window to front. Tiled flooring with underfloor heating and partially tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle with tiled enclosure, Neptune wash hand basin set within vanity unit and W.C with concealed cistern.

Double Garage- Left Hand Garage- 19ft x 11ft4- Up & over door to front. Personal door to side. Power and light. Right Hand Garage- 19ft4 x 10ft- Up & over door to front. **Barn Shed** - 3.51m x 1.83m (11'6" x 6'0")- Wall mounted electric boiler. Water supply, allowing for potential conversion to kitchen for annex.

Rear & Side Gardens- Walled gardens wrap around the side to the rear, being mainly laid to lawn, with mature planting, to include flower beds, vegetable patches, shrubs and trees. Patio area.

Driveway- Gated driveway providing ample off road parking, plus further long driveway with access to the garages. Raised beds housing LPG gas tank.



Council Tax Band- G EPC Rating- E Tenure- Freehold

Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; LPG heating system
Solar Power; Yes
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

