

# Wonderful memories

are made in this home



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# Home and garden

seem to flow together  
and make life here joyful

## The Details

*Open plan living  
Sitting area  
Dining area  
Kitchen  
Master bedroom  
with en suite  
2 more double bedrooms  
Bathroom  
Cloakroom  
Car barn  
Office  
Gym and workshop*

Within a few minutes of being with the owners of this wonderful home, you'll realise how much fun they and their family have had here.

This is a home that, even when you're looking for it, is easy to miss the entrance. That was one of the things that attracted the owners originally.

When they first viewed, the bungalow looked nothing like it does now.

'We weren't sure if it was even worth looking at, it seemed a strange choice for us but two things caught our attention. The first was the convenience factor of living here, the second was the countryside around it.' There was actually a third factor and that was the potential to turn the property into a home that would suit them and their family.

In extending the bungalow they have created something very special, a place that makes you go 'wow!', for a number of reasons.

The unassuming exterior really doesn't prepare you for what you discover once through the door. Everyone comments on the living room; the vaulted ceiling provides a sense of space and grandeur that is captivating. A wood burning stove provides the cosy charm that keeps the room real and homely. It is a great space to spread out in, especially when you have kids and it is fantastic for entertaining.

This is a home that caters to getting friends round. Outside there is plenty of parking and the garden has been designed to provide patio areas to sit out and chat and a lovely barbecue area overlooking the countryside to the rear. If your hounds become bothersome there's a ready made corner for the kennel and to keep them in check.

The kitchen offers an expanse of working space with cupboards and drawers to keep all the essential items in and those 'once a year' things we all have or would like to have.



*A surprise awaits inside*



*Country charm in front of a real fire*

With now grown up children, the bedroom sizes are a real asset. The three double rooms feel spacious and each has a unique character.

A cloakroom, family bathroom and ensuite to the master bedroom make life easier in the mornings and when guests are around.

Outside there is a two bay car barn with log store to the side. One building is currently used as the gym and has an additional storage area and 'workshop'. A huge asset for our clients has been the other building which makes a wonderful work space and could perhaps become somewhere for a relative to come and join you.

Living in a home is about much more than the property itself. We've already mentioned the home attracted our clients because of its convenience, that extends beyond just being able to get to places like Robertsbridge (less than six miles), Battle (approx six miles), Hastings (approx ten miles), Rye (approx ten miles) and both Cranbrook and Tenterden are less than twelve miles.

It is also about those Sunday walks to The White Dog Inn at Ewhurst Green. 'That's about a half hour walk from home' we're told and one of those things that you can't help but feel you want to do.

Staple Cross has a general store which houses the post office and there is a Primary School in the village, on Bodiam Road, less than a mile away from this property. There are countless roads to explore, each providing unique views of delightful East Sussex, turn a corner and there is Bodiam Castle nestled in the valley below, there are hours of joyful discovery ahead and this is the perfect base to make memories from.

This home is available for viewing by appointment through Graham John Estate Agents.

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A super kitchen



There's a place for everything

*This home is all about having fun and enjoying time with the family and your friends. How you use space will be entirely up to you. The vaulted ceiling gives the main living space a captivating feel and wows everyone who visits.*

There is a wonderful kitchen here, stylish and packed with storage it also has a vaulted ceiling.

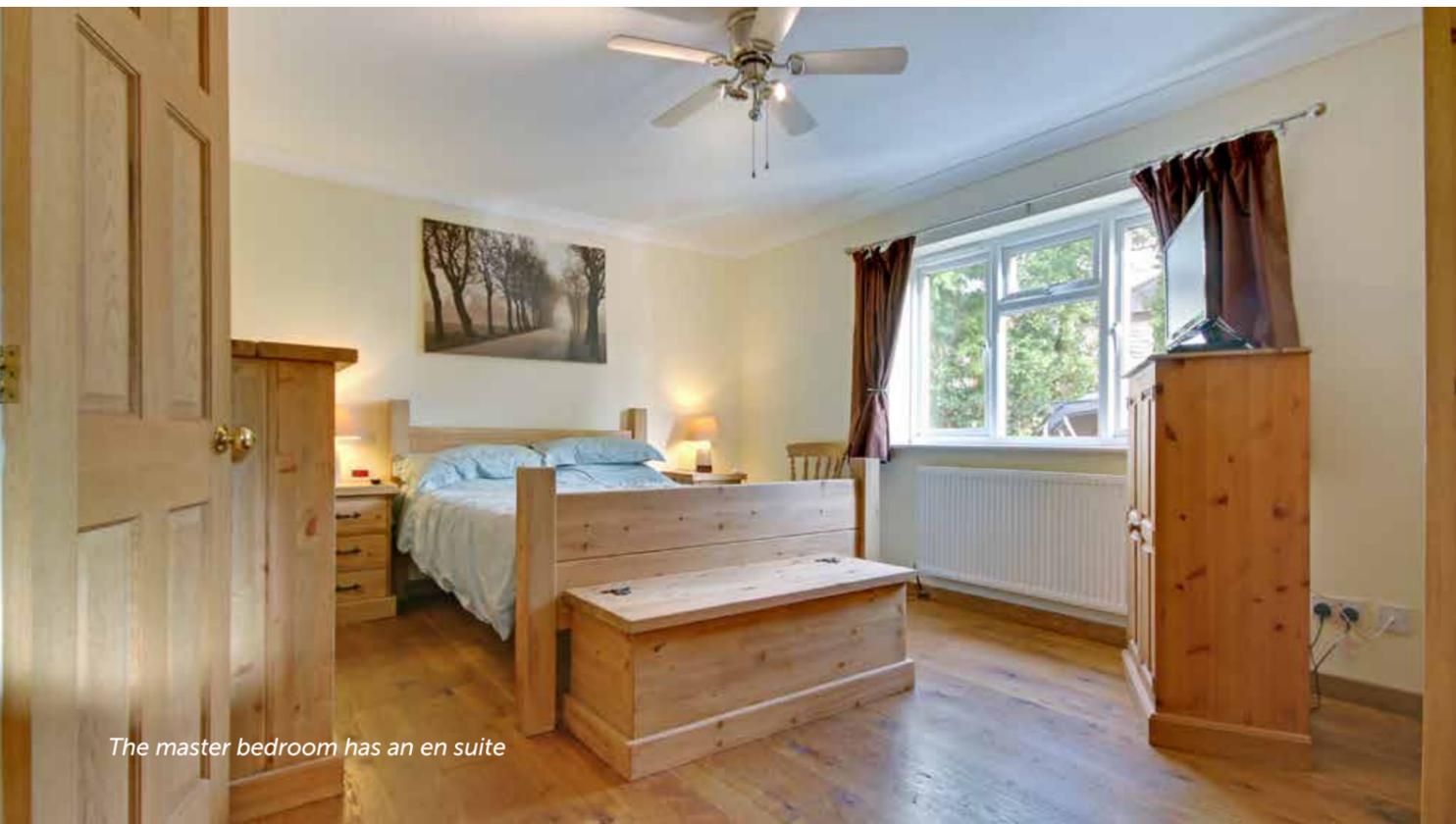
It is a space that is easy to work in, perfect to allow you to cater for larger gatherings. A skylight adds to the great feeling allowing light to flow in.



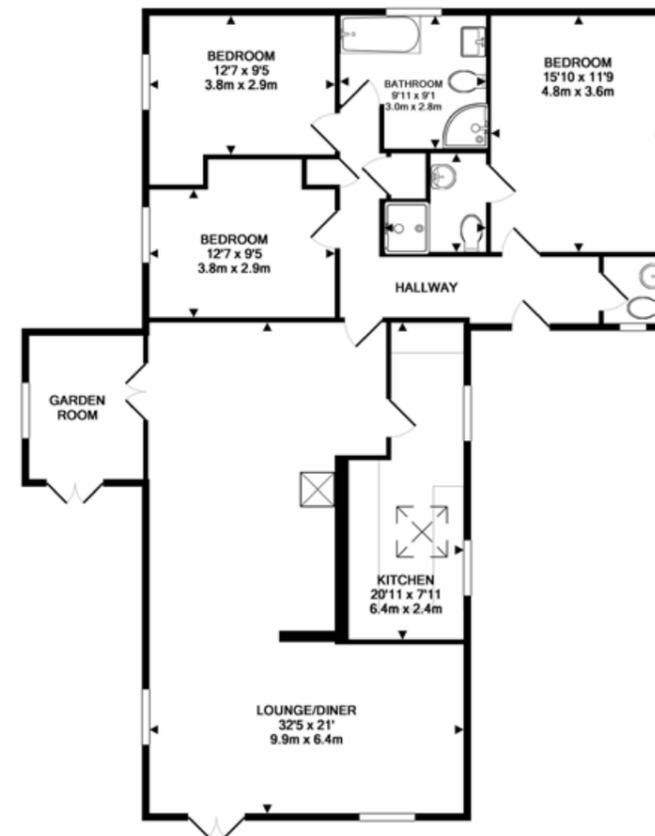
Each bedroom is individual



All are double rooms



The master bedroom has an en suite



GROUND FLOOR  
APPROX. FLOOR  
AREA 1436 SQ.FT.  
(133.4 SQ.M.)



OUTBUILDINGS  
APPROX. FLOOR  
AREA 1097 SQ.FT.  
(101.9 SQ.M.)

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A wonderful backdrop



*There are areas to use at different times of day and for different purposes to suit your needs*

The outbuildings are a huge benefit and again, everyone will have their own use for them. Currently one is a fabulous home office space the other makes for a gym with door to the workshop/storage

area. There's a storage area attached to the gym and as you explore the garden you will find areas that are great for storing and keeping things. A log store, space for the dogs to have an area to themselves, all is possible here ■

*Parking is wonderfully catered for*