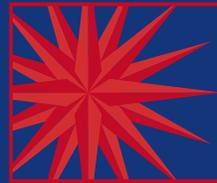




CLOCK HOUSE, FLETCHING



RH & RW
CLUTTON

**CLOCK HOUSE
HIGH STREET
FLETCHING
EAST SUSSEX TN22 3SS**

Uckfield mainline station 3 miles
Haywards Heath 8 miles • Ashdown Forest 8 miles
(All distances are approximate)

Guide Price: £525,000 – Freehold

**A charming family home in the centre
of the pretty village of Fletching**

Entrance lobby • 2 Reception rooms • Kitchen
Rear lobby • Cloakroom • Cellar
3 Bedrooms • Family bathroom
Enclosed rear garden with terraced area
On street parking

VIEWING

Viewing strictly by confirmed appointment only with
RH & RW Clutton
Tel: 01342 410122 Extn.1
agency@rhrwclutton.co.uk



DESCRIPTION

A charming detached house, dating from about 1850, offering well proportioned accommodation and retaining many original character features including fireplaces and sash windows. A wooden front door opens into an entrance lobby which leads to **two reception rooms**, providing living and dining space. The **kitchen**, which leads off the reception area, has a range of fitted units and a range cooker. From the kitchen a door leads down to the **cellar/storeroom** and to a **rear lobby**, with a door to the garden and a **cloakroom**.

On the first floor there is a landing with doors to **three bedrooms**, two of which overlook the historic High Street and one overlooking the rear garden, and the **family bathroom**.

Outside, there has a small front garden bordered by hedging and a garden path leading to the front door. A shared side access leading from the High Street between the property and the adjoining village hall leads to the rear of the property and into





the garden. The garden is mainly laid to lawn and is enclosed by hedging and brick walling. Brick steps lead up from a courtyard area to a raised brick paved terrace with a raised border and a feature water well. Towards the end of the garden is an apple tree and a timber garden shed. On street parking is available on the High Street on a first come first served basis, with a public car park behind the village hall.

LOCATION AND AMENITIES

The property is situated within the popular village of Fletching which has a village shop, church and a pub. Fletching lies approx 3 miles to the west of the historic market town of Uckfield which has a comprehensive range of shopping and leisure facilities. Mainline stations are at Uckfield and Haywards Heath (approx 8 miles) which provide regular services to London (London Bridge and Victoria). The Ashdown Forest and South Downs National Park are closeby and a wide range of well regarded state and public schools are available in the area.

VIEWING

Strictly by appointment with the vendor's sole agent
RH & RW Clutton - 01342 410122

TENURE & POSSESSION

The property is offered freehold with vacant possession on completion.

SERVICES (Not tested and therefore not warranted)

Mains gas, electricity, water and drainage. Central heating and hot water via a gas Rayburn.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them. The property is not listed but does lie within a conservation area.

AGENT'S NOTE

Reading Room Cottage has a historic right to use the well in the garden.

COUNCIL TAX AND EPC

Council Tax: Band E - £2,684.67 per annum for (2022/2023)
EPC - E47

LOCAL AUTHORITIES

Wealden District Council – 01323 443322

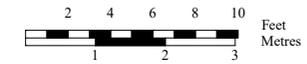
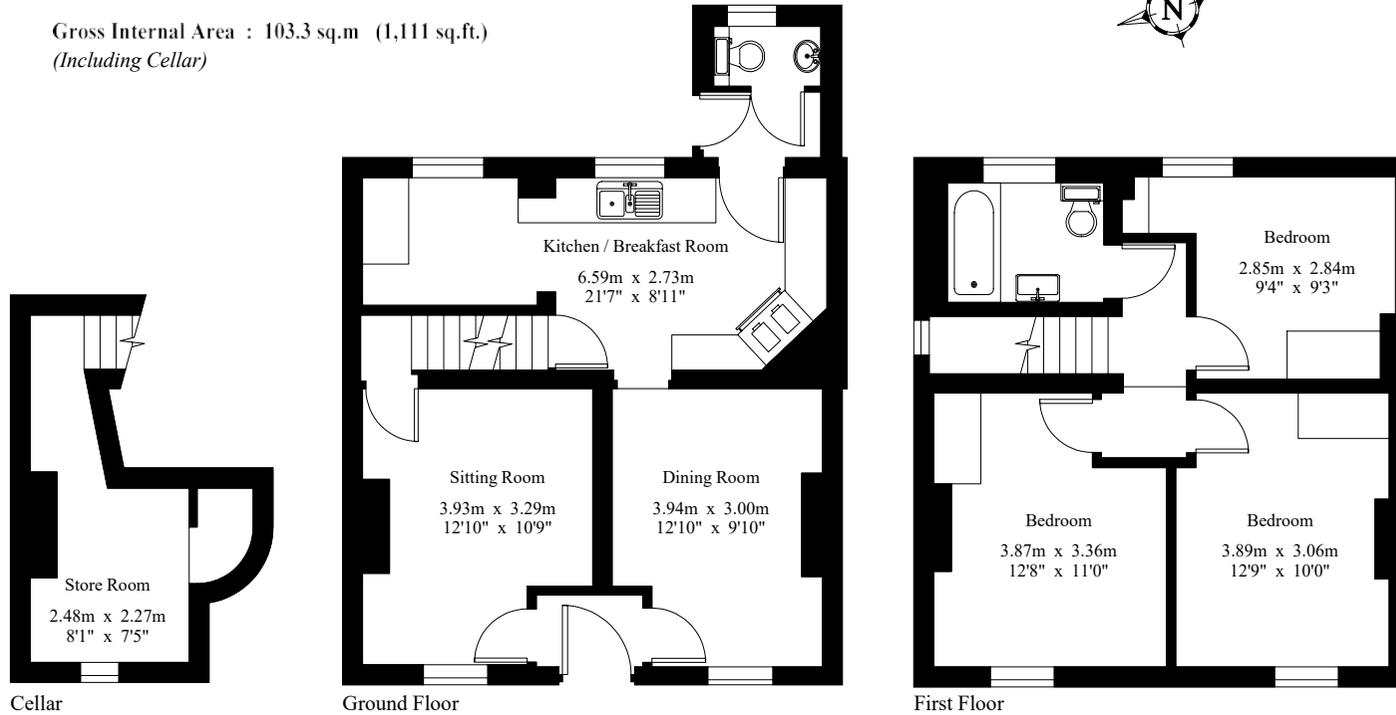
DIRECTIONS (TN22 3SS - [What3words///shorthand.confetti.gullible](https://www.what3words.com/shorthand.confetti.gullible))

The property is situated immediately beside the Fletching village Hall and opposite The Griffin public house. Park in the public car park behind the village hall.



Clock House

Gross Internal Area : 103.3 sq.m (1,111 sq.ft.)
(Including Cellar)



For Identification Purposes Only.

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared August 2022.



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