



## The Clock House Hooe Road, Ninfield

£435,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Beautiful weatherboarded cottage in Hooe, offering a cozy living room with log burner, a double aspect kitchen, and three bedrooms. Set in a picturesque garden with a large driveway and garage. There is further potential to expand (stpp)

Nestled in the scenic area of Hooe, this delightful weatherboarded cottage presents a perfect blend of charm and practicality. As you enter, you're welcomed by a warm living room featuring a log burner, wall lights, and a radiator, making it the heart of the home. The living room opens onto a terrace, providing a seamless connection to the outdoors. Adjacent to the living room, the dining room serves as a conduit to both the kitchen and entrance hallway, creating a flowing layout that enhances the home's openness.

The kitchen is bright and spacious, benefiting from a double aspect with two windows that flood the space with natural light. It is well-equipped with white cupboards, grey mottled effect worktops, an electric hob, integrated oven, and a stainless steel sink. A practical lobby area, accessible from the kitchen, leads to the garden terrace and includes space for white goods and storage beneath the stairs.

The upstairs features three bedrooms: a compact single bedroom with storage options above the stairs, a comfortable second double bedroom, and the main bedroom, complete with a storage cupboard and serene views through its UPVC window.

Outside, the property boasts a large driveway with ample parking and a substantial garage with a roller door. The garden surrounds the cottage with a mix of borders, shrubs with a selection of fruit trees, and a terrace, ideal for relaxation and entertainment.





- Cozy Living Room - Featuring a log burner, direct terrace access, and wall lighting.
- Flowing Layout - Dining room connects the living area to the kitchen and hallway.
- Bright Double Aspect Kitchen - Equipped with modern appliances and two windows.
- Practical Lobby Area - Provides additional storage and utility space.
- Large Driveway - Suitable for multiple vehicles, enhancing convenience.
- Spacious Garage - Large garage with easy-to-use roller door.
- Attractive Garden - Features a mix of borders, shrubs, and a relaxing terrace.
- Picturesque Setting in Hooe - Located in a tranquil and scenic area,





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

792.22 ft<sup>2</sup>  
73.6 m<sup>2</sup>

**Reduced headroom**

11.41 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

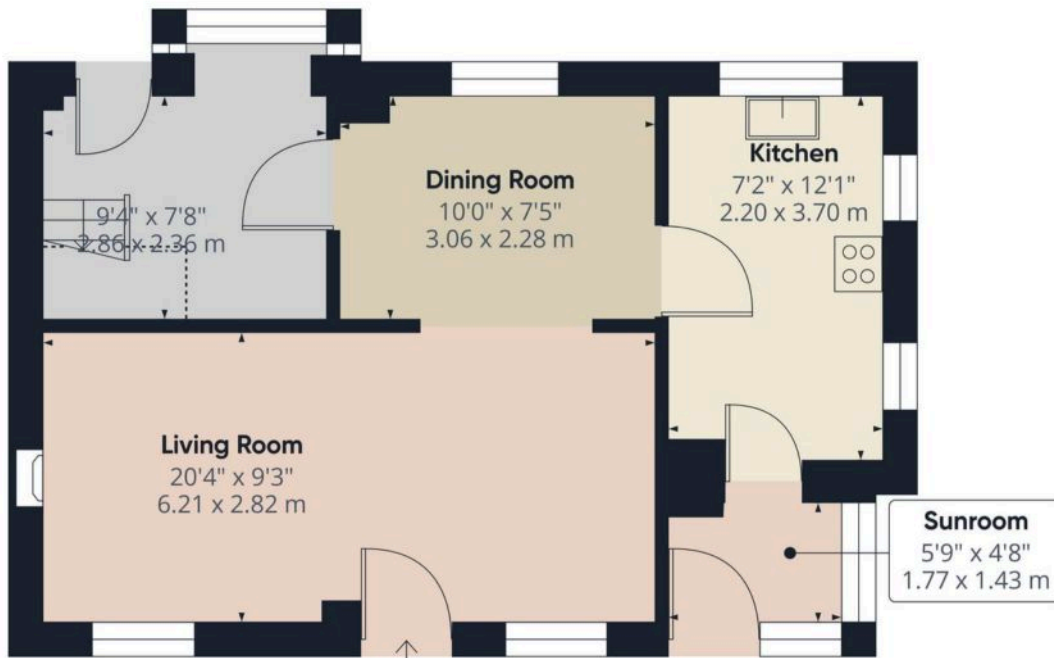
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



**Approximate total area<sup>(1)</sup>**

459.94 ft<sup>2</sup>  
42.73 m<sup>2</sup>

**Reduced headroom**

11.41 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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