



Moloney
COUNTRY PROPERTY



DUMLEDOWN THREE OAKS

DUMLEDOWN, MORGAY WOOD LANE, THREE OAKS, EAST SUSSEX. TN35 4NF

CHAIN FREE - A DETACHED 3 BEDROOM BUNGALOW IN JUST OVER 1/3 ACRE PLOT ADJOINING FARMLAND, SITUATED IN A SOUGHT AFTER 'NO THROUGH' LANE IN THE CENTRE OF THREE OAKS VILLAGE WITHIN WALKING DISTANCE OF THE MLS. ACCOMMODATION INCLUDES SITTING/DINING ROOM, KITCHEN, 3 BEDS & BATH/SHOWER ROOM, OFFERING POTENTIAL TO IMPROVE/EXTEND, RR/2017/2676/P GRANTED. DETACHED DOUBLE GARAGE, AMPLE PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, BEDROOM 3/STUDY, BATHROOM. ATTACHED GARDEN ROOM/STORE, LARGE FRONT COURTYARD PROVIDING EXCELLENT PARKING, DETACHED DOUBLE GARAGE. LARGE REAR GARDEN ADJOINING FARMLAND, 2 TIMBER GARDEN STORES. ELECTRIC UNDERFLOOR HEATING.



Composite front door with opaque glazed panel to side to:

ENTRANCE HALL: Oak floor. Inset ceiling lights. Doors to all rooms. Cloaks/storage cupboard.

SITTING/DINING ROOM: Bi-fold doors leading out to the rear garden, door to the attached garden room/store. Oak floor. BT point. TV point.

KITCHEN: Double glazed window to the front with vertical blinds. Fitted with shaker style base and wall units with square edge wooden worktop over, inset with ceramic butlers sink. Plumbing for washing machine, space for tumble dryer. Tiled splash-backs. Double oven Aga with matching base unit & cooker point alongside. Door to larder cupboard. Automatic inset ceiling lights. Heatrae Sadia pressurised hot water tank & electric boiler. Tiled floor. Stable door to:

ATTACHED STORE/GARDEN ROOM: Roller door to the front, part glazed roller door leading out to the rear garden.

BEDROOM: Double glazed window with vertical blinds enjoying views over the rear garden. Inset ceiling lights. Oak floor.

BEDROOM: Double glazed window to the front with vertical blinds. Oak floor.

BATH/SHOWER ROOM: Obscure double glazed window to the front. Fitted with contemporary white suite comprising WC, hand basin set on storage unit, panelled bath with central taps & fully tiled shower cubicle with glass screen to side. Tiled walls with feature dado tiles. Automatic inset ceiling lights, extractor.

GUIDE PRICE £495,000



BEDROOM THREE/STUDY: Double glazed window with vertical blinds to the rear. Inset ceiling lights. Oak floor.



OUTSIDE: The property is approached from the 'no through' lane via an electronic gated driveway providing ample parking and turning, with fenced boundaries to all sides and access to the detached, timber double garage. The large rear garden is mainly laid to lawn with specimen trees and shrubs, 2 timber garden stores and an area of paved patio for alfresco dining, adjoining farmland at the rear.

Agents Note: Planning permission was granted, (RR/2017/2676/P) for a single storey rear extension, rendering of existing elevation & a detached garage building to the front (believed to have lapsed).

SERVICES: All mains services are connected. Gas Fired Central Heating

FLOOR AREA: 102 m² (1,098 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Three Oaks station provide services via Hastings through Tonbridge to London Charing Cross, whilst via Rye & Ashford International provides a fast service to St. Pancras and Europe.

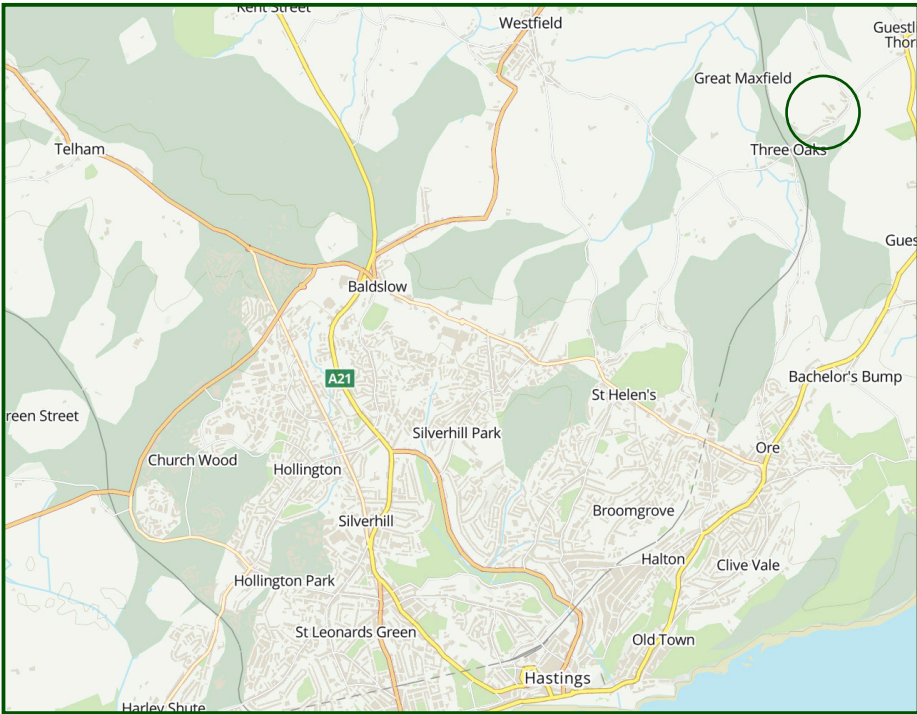
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 on reaching Westfield turn left into Workhouse Lane, at the junction turn left into Moor Lane. Follow this road to the crossroads, turning left into Butchers Lane. Proceed into Three Oaks, passing the station and village pub, turn left into Morgay Wood Lane, Dumledown will be found after a short distance on the left.

What3Words (Location): [///safely.bridge.expect](https://www.what3words.com/safely.bridge.expect)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



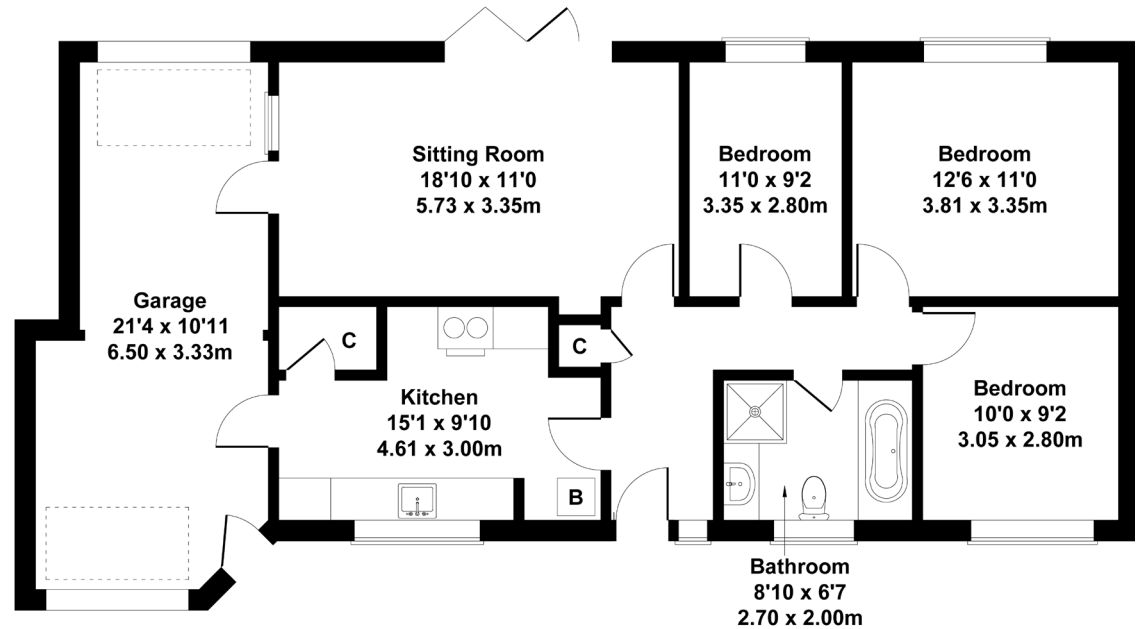


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Dumledown

Approximate Gross Internal Area
1098 sq ft - 102 sq m



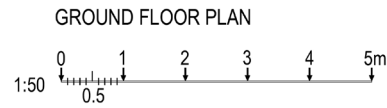
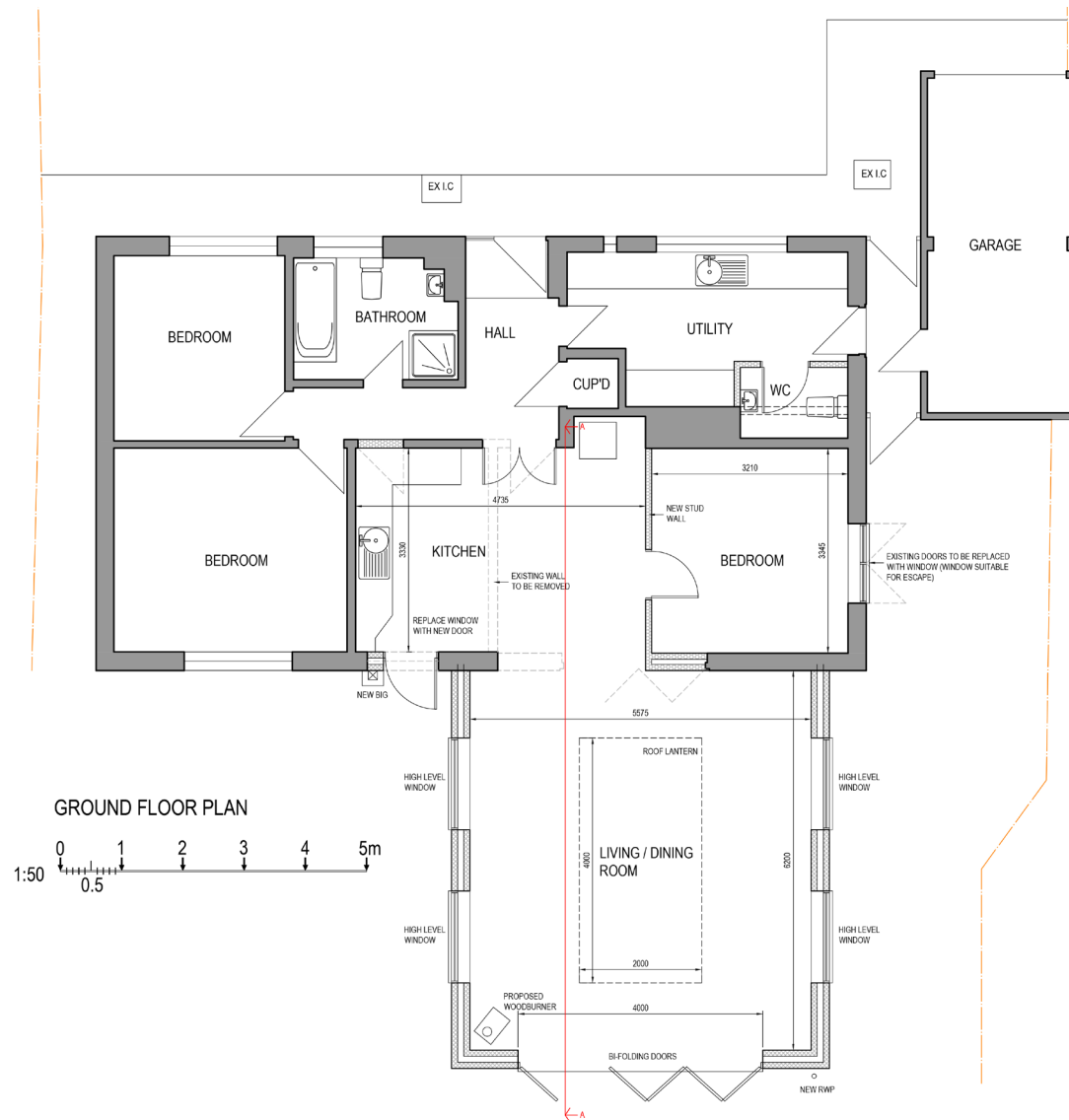
GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

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PROPOSED EXTENSION

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