



4 Parkgate Cottages Horns Corner, Catsfield

£325,000 Freehold

This three-bedroom home offers character, space, and a large rear garden ideal for everyday life and outdoor enjoyment. With two reception rooms, a practical kitchen with pantry, and off-road parking, it's a well-located freehold property ready to be made your own.



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In an popular village, this freehold three-bedroom home offers a well-balanced mix of character features and day-to-day practicality, with a generous rear garden and off-street parking for two vehicles.

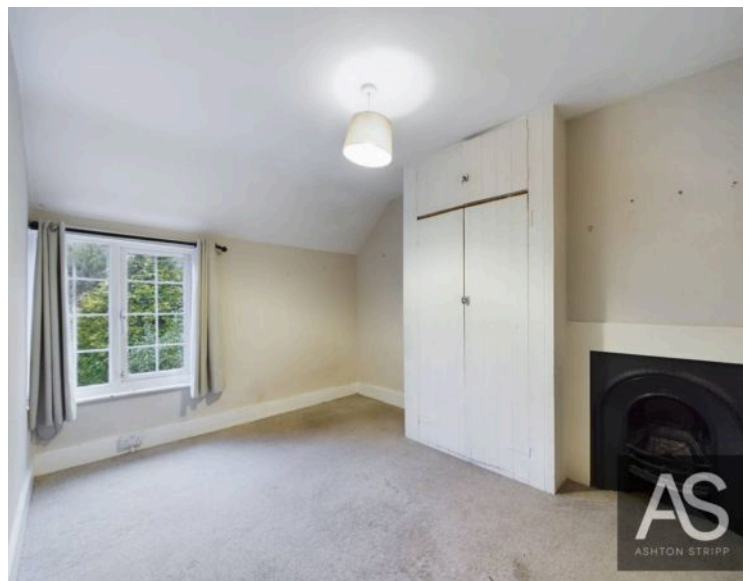
Inside, the property opens into a useful entrance porch and stairwell with understairs storage. The front living room includes a brick fireplace and storage heater, while the separate dining room, with exposed floorboards, creates a flexible second reception space for family use, working from home, or entertaining.

The kitchen features white cabinetry, wooden worktops, and a pantry cupboard, with access to a side porch and the garden beyond. A ground-floor bathroom includes a bath with overhead shower, WC, sink, and stainless steel towel radiator. Upstairs, a separate WC with window and sink adds convenience.

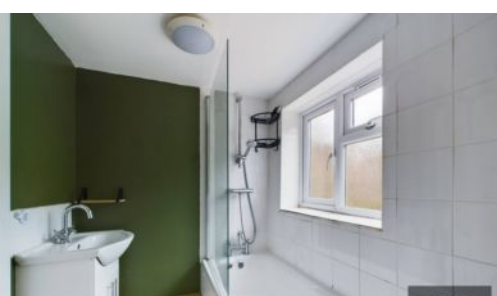
There are three bedrooms in total. Two double rooms feature original fireplaces, with the principal bedroom overlooking the front and bedroom two offering built-in storage. A third bedroom at the rear completes the upper level.

Externally, the property benefits from a sizeable rear garden with a patio, lawned area, and a storage outbuilding. Off-road parking for two vehicles is provided at the front. The property is served by electric heating and mains water.

Council Tax band: D

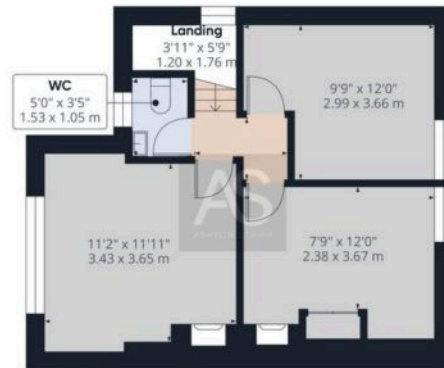


- Entrance porch with understairs storage and wood laminate flooring
- Living room with brick fireplace and front aspect
- Dining room with exposed floorboards and storage heater
- Kitchen with white units, wooden worktops, and pantry cupboard
- Side porch providing additional access
- Bathroom with bath, shower attachment, WC, and stainless steel radiator
- Separate WC with sink and window off the landing
- Three bedrooms, two with feature fireplaces, one with storage cupboard
- Spacious rear garden with patio and large lawn area
- Outbuilding for additional storage

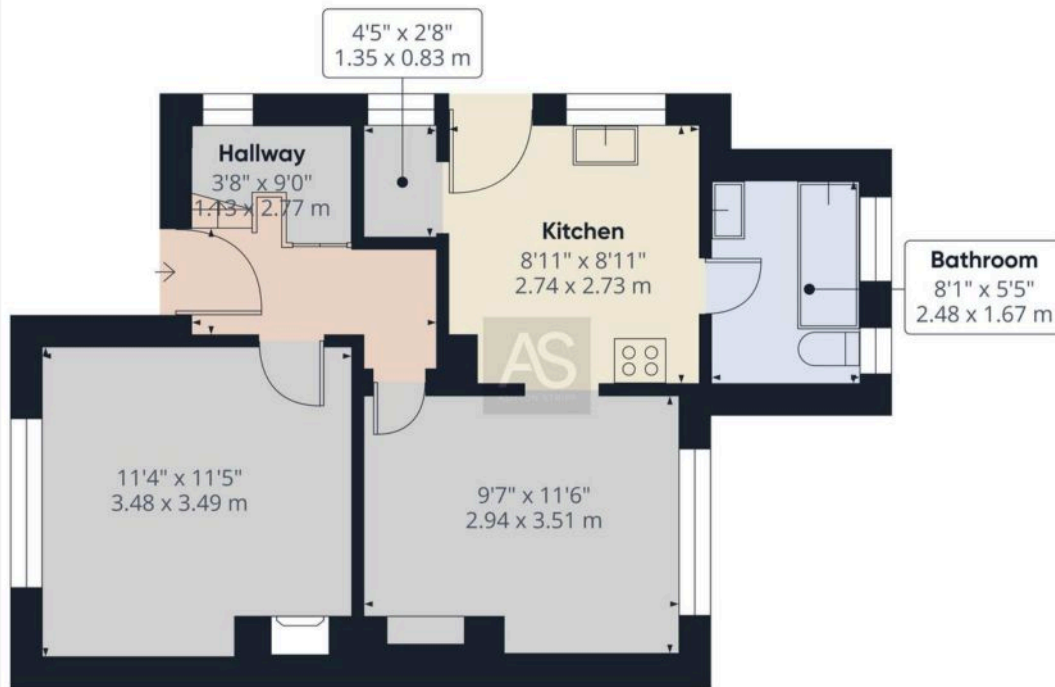




Floor 0



Floor 1



Floor 0



Approximate total area⁽¹⁾
823.13 ft²
76.47 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Approximate total area⁽¹⁾
429.38 ft²
39.89 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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