



PARSONAGE CROFT
ETCHINGHAM - £750,000



17 Parsonage Croft

Etchingham, TN19 7BY

**Entrance Hall - Downstairs Cloakroom - Sitting Room -
Study/Snug - Kitchen/Breakfast Room - Dining/Family Room -
First Floor Landing - 4 Double Bedrooms - Family Bathroom Plus
2 Ensuite Shower Rooms - Low Maintenance Garden -
Garage With Utility Area - Own Driveway**

A modern four double bedroom detached family home situated in a highly desirable private gated cul-de-sac convenient for local schools and Etchingham mainline railway station providing access to London. The accommodation features a stunning kitchen/breakfast room with central island/breakfast bar, a dining/family room with vaulted ceiling, separate sitting room and snug plus ensuite shower rooms to two bedrooms. There are low maintenance gardens to the front and rear and a garage with utility area and electric up-and-over door.

ENTRANCE HALL:

Understairs storage cupboard. Wood effect flooring. Coved ceiling. Radiator with decorative cover.

DOWNSTAIRS CLOAKROOM:

Double glazed window. WC with concealed cistern. Wash basin with cupboard under and tiled splashback. Tiled floor. Coved ceiling. Inset spotlights. Extractor fan.

SITTING ROOM:

Double glazed windows. Feature stone fire surround. Cornicing. Wood effect flooring. Radiator. Double doors opening into:

STUDY/SNUG:

Double glazed windows in bay. Cornicing. Wood effect flooring. Radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the rear garden and woodland beyond. Gloss white fronted matching wall and base cupboards. Granite worktops with inset one and a half bowl stainless steel sink, Inset five burner gas hob with granite splashback and stainless steel filter hood above. Twin built in ovens. Built in microwave. Integrated dishwasher and space for upright fridge/freezer. Cornicing. Inset spotlights. Central island/breakfast bar with solid wood worktop and cupboards under. Gloss tiled floor. Door to garage with utility area to the rear with laminate worktop, inset stainless steel sink, space for washing machine, tumble drier, wall mounted boiler. Radiator with decorative cover. Opening into:



DINING/FAMILY ROOM:

Large double glazed picture window and double glazed sliding patio doors leading onto the paved patio area. Double glazed roof window. Feature brick wall. Modern upright radiator.

Stairs leading to:

FIRST FLOOR LANDING:

Built in airing cupboard housing the pressurised hot water cylinder with slatted shelving to the side. Access to the loft. Cornicing. Radiator.

BEDROOM ONE:

Double glazed windows overlooking the garden and woodland beyond. Range of built in wardrobes. Cornicing. Wood effect flooring. Radiator.

ENSUITE SHOWER ROOM:

Shower cubicle with thermostatic shower. WC. Wash basin with cupboards under. Tiled floor. Part tiled walls. Velux double glazed roof window. Inset spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM TWO:

Double glazed window overlooking the front garden. Built in double wardrobe. Cornicing. Radiator.

ENSUITE SHOWER ROOM:

Double glazed window. Quadrant shower cubicle with thermostatic shower. WC with concealed cistern. Wash basin. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM THREE:

Double glazed window overlooking the rear garden and woodland beyond. Wood effect flooring. Cornicing. Radiator.

BEDROOM FOUR:

Double glazed window to the front. Wood effect flooring. Cornicing. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath, thermostatic shower and glass shower screen. WC with concealed cistern. Wash basin with cupboards under. Tiled floor. Inset spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE:

The property features its own driveway providing parking for three cars and leading to the single garage with electric up-and-over door, glazed personal door to the side and utility area to the rear. The rear garden features a substantial paved patio area, lawn and side access and backs onto woodland.



SITUATION:

The property is situated in a private gated cul-de-sac just a short walk from the heart of the village of Etchingham. Etchingham itself offers mainline rail service to London and a local convenience store. The village of Burwash is close by and offers a number of day to day facilities as well as established local inns churches and primary school. The larger market town of Heathfield can be reached within an approximately 15 minutes drive and provides a more comprehensive selection of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. The larger coastal towns of both Brighton and Eastbourne can be reached within an approximately 45 minutes drive. The spa town of Royal Tunbridge Wells with its excellent shopping facilities is an approximately 25 miles distance and the area is extremely well served with educational facilities for all age groups.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: G

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - LPG. A communal tank serves the development with a separate metered supply to each house.

AGENTS NOTE:

We understand there is a Management Fee for the upkeep of the private road and communal areas, which is currently £676 per annum.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 2079 sq. ft / 193.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.