Inchmerry Cottage
Cowbeech, Hailsham
East Sussex, BN27 4JB

£635,000  Freehold

Immaculately presented Sussex style character cottage with delightful gardens of 0.85 acres enjoying far reaching views over neighbouring countryside. Features include a reception hall, cloakroom, lounge with wood burning stove, light and airy sitting room, dining room, fitted farmhouse style kitchen, four bedrooms, en-suite shower room and family bathroom. Delightful gardens of 0.85 acres wrap around the cottage and include a delightful orchard area with fruit trees, substantial vegetable garden set amongst well stocked borders "a gardener’s delight". Accessed via a gated entrance with driveway and detached double garage providing ample off road parking. Set on a semi rural position with some excellent country walks on the doorstep and within walking distance of the Merrie Harriers public house. A short drive to Hailsham with a range of amenities including a Waitrose, cinema, leisure centre, shops and several schools.

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The accommodation with approximate room sizes provides:

Front door:

**ENTRANCE HALL:** Double glazed window to side aspect, radiator, understairs cupboard, tiled floor, thermostat control, stairs to first floor.

**CLOAKROOM:** Double glazed window, wash hand basin in vanity unit, WC, tiled floor, beamed ceiling.

**LOUNGE:** 15’8 x 12’2 (4.78m x 3.71m) Double aspect double glazed windows, double glazed door to garden, feature Inglenook fireplace with log burning stove and canopy, cupboard and shelves to recess, oak flooring, two radiators.

**DINING ROOM:** 10’6 x 10’ (3.20m x 3.05m) Double glazed window, radiator, oak flooring, beamed ceiling, double opening glazed doors to:

**SITTING ROOM:** 15’9 x 10’8 (4.80m x 3.25m) Triple aspect double glazed windows and double opening doors to garden, radiator, wall lights, oak flooring.

**KITCHEN/BREAKFAST ROOM:** 16’5 x 10’3 (5m x 3.12m) Newly re-fitted kitchen comprising an extensive range of wall and base mounted cupboards with work surfaces over, 1 ¼ bowl granite sink with chrome mixer tap set in white oak work surface, space for dishwasher, range cooker set in recess with stainless steel and glass extractor over, radiator, double aspect windows, utility area with space for washing machine, wine rack, tiled floor, door to garden, space for breakfast table, cupboard housing recently installed Alpha central heating boiler.

**FIRST FLOOR**

**LANDING:** Double glazed window, double opening linen cupboard, further eaves cupboard, loft access, radiator.

**MASTER BEDROOM:** 11’5 x 11’ (3.48m x 3.35m) Double aspect windows with views over the rear garden and fields beyond, fitted bedroom furniture including wardrobes, dressing table and chest of drawers, radiator, wall lights, TV point, folding door to:

**EN-SUITE SHOWER ROOM:** Double glazed window, suite comprising corner shower cubicle with Mira shower mixer, WC, wash hand basin in vanity unit, tiled floor, tiled walls, radiator, downlighters.

**BEDROOM TWO:** 124 x 10’5 (37.80m x 3.18m) Double glazed window, two large eaves cupboards with hanging rails, radiator.

**BEDROOM THREE:** 11’ x 10’ (3.35m x 3.05m) Double glazed window, range of fitted bedroom furniture including wardrobes and chest of drawers, stripped pine floor, radiator. This room is currently used as a study.

**BEDROOM FOUR:** 10’ x 7’3 (3.05m x 2.21m) Double glazed window, eaves wardrobe cupboard with light and hanging space, stripped pine floor, radiator. This room is currently used as a study.

**FAMILY BATHROOM:** Double glazed windows, re-fitted suite comprising bath with Bristan shower over and side screen, wash hand basin, WC, radiator, corner shelf with cupboard under, part mirrored cabinet, tiled floor, tiled walls.
OUTSIDE

GARDENS AND GROUNDS:
The property sits on a plot of approx. 0.85 acres with an easterly aspect over open fields. Approximately half the gardens are formal and are laid to lawn with tree, plant, shrub and flower lined borders, large terrace to the rear and side of the property with low retaining wall, vegetable area with raised beds and fruit trees, greenhouse, timber garden shed, calor gas storage tank, remainder of the garden is split into two orchard areas, pond, further fruit trees. The orchard area could easily be fenced off to provide a small paddock if required.

5-bar wooden gate leading to driveway, old brick built privvy, gravel parking area ideal for a boat or caravan, parking/turning area leading to

DETACHED DOUBLE GARAGE:
Two up and over doors, light and power, eaves storage area, wood store to one side.

AGENTS NOTE:
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.