



**19 PARSONAGE CROFT, HIGH STREET,
ETCHINGHAM, TN19 7BY
£775,000**

REAR VIEW



19 Parsonage Croft, High Street, Etchingam, East Sussex, TN19 7BY

A simply stunning and beautifully appointed new 4 bedroom detached home, built by Millwood Designer Homes, situated on the western edge of the village of Etchingam and surrounded by woodland and farmland

Reception hall, living room, dining room, study, kitchen/breakfast/family area, utility room, cloakroom, master bedroom with en suite and dressing area, bedroom 2 with en suite, 2 further bedrooms, family bathroom, detached double garage, 10 year Premier Warranty



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

Etchingam is a small rural community in East Sussex, lying in a valley at the junction of the Rivers Dudwell, Limden and Rother. The village may be small, but there's plenty of life. It has a Post Office, butcher, doctor's surgery and a shop.

The award-winning Bistro at Etchingam Station opened in a beautiful stone Grade II listed railway building four years ago as the result of a community project.

Heathfield and Battle are just 15 minutes away, providing a good selection of amenities including supermarkets and restaurants, whilst Tunbridge Wells and Uckfield are both half an hour away, with all that these large towns have to offer, from cinemas to department stores. Etchingam train station provides a direct service to Charing Cross in under 90 minutes.

Each home at Parsonage Croft is finished to Millwood Designer Homes' customary high standard with careful attention to detail, appealing to the discerning purchaser.

All homes have a practical layout designed for modern family life. Contemporary kitchens feature stylish units and come fully fitted with a range of integrated appliances. Bathrooms, en suites and cloakrooms are fitted with luxurious white suites with contemporary chrome fittings.



KITCHEN FEATURES

- * The kitchen is equipped with a comprehensive bespoke range of wall and floor cabinets with granite/silestone worktops, up stands and splash back
- * Stainless steel under mounted sink with chrome fittings
- * Fully integrated appliances to include a 5 ring gas hob, 2 x single electric ovens, extractor hood, microwave combi oven, wine cooler, full height fridge, full height freezer, dishwasher and hot/cold prep tap
- * Ceramic floor tiles to the kitchen/breakfast/family room and utility room
- * Utility room is provided with a range of base units, laminate work top and up stand, stainless steel sink and drainer and space for a washing machine and tumble dryer

BATHROOM, EN SUITES & CLOAKROOM

- * Luxurious white suites with contemporary chrome fittings
- * Cabinetry to the cloakroom, bathroom and master en suite
- * Heated chrome towel rail provided to the bathroom and en suites
- * Mirror and shaver socket provided to the bathroom and en suites
- * Ceramic wall and floor tiles to the bathroom, en suites and cloakroom

ELECTRICAL & MULTIMEDIA

- Polished chrome switch plates and sockets throughout
- LED down lighters or pendent provided to all rooms
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included)

CENTRAL HEATING & HOT WATER

- An efficient gas-fired central heating system is provided in conjunction with a pressurized hot water cylinder

PEACE OF MIND

- An alarm system is provided with PIRs plus panic buttons to master bedroom and hallway
- Double glazed UPVC windows and doors with multi point locking system
- External coach lighting provided to all external doors
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup

FINISHING TOUCHES

- White vertical panelled internal doors with chrome fittings finished in a white gloss with half glazed doors to the living room, dining room and kitchen/breakfast/family room
- Bi-fold doors to the breakfast/family area
- French doors provided to the rear of the living room
- White painted softwood staircase with oak handrails
- Inglenook fireplace provided in the drawing room
- Wardrobes with shelf and hanging space provided in bedrooms 1 and 2
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss

EXTERNAL FEATURES

- Landscaped front garden with feature planting
- Turf to rear garden with an area of patio
- External tap provided
- Garage has electronically operated 'up and over' doors, power and light

AFTERCARE

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property

SERVICES

- Mains electricity & drainage plus LPG Gas

GUARANTEES

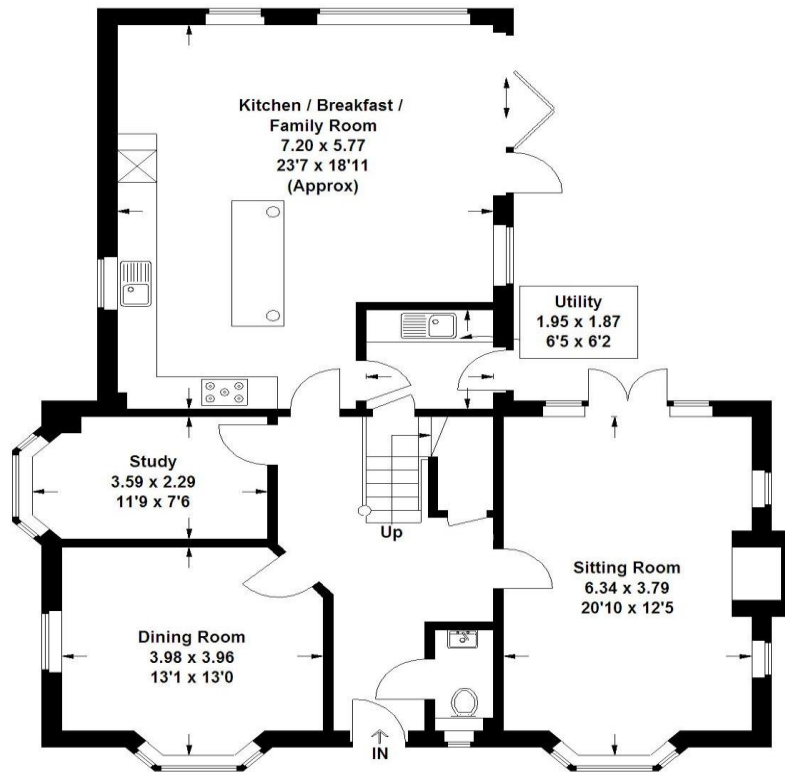
- All the homes come with a ten-year Premier Warranty

TENURE

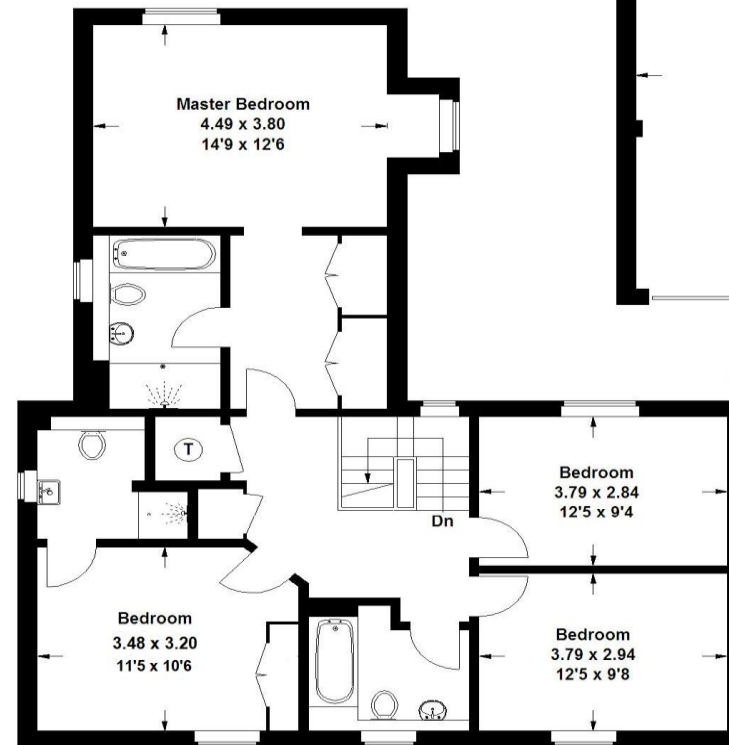
- Freehold

ENERGY EFFICIENCY RATING : B

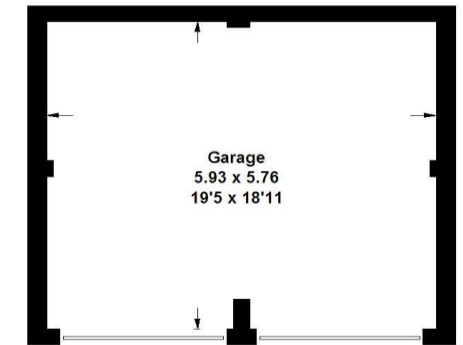




Ground Floor Approx Internal Floor Area 1166 sq ft (108.3 sq m)



First Floor Approx Internal Floor Area 1036 sq ft (96.3 sq m)



(Not Shown In Actual Location / Orientation)
Garage Approx Internal Area 368 sq ft (34.2 sq m)

Plot 18, Parsonage Croft, High Street, Etchingam, TN19 7BY

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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