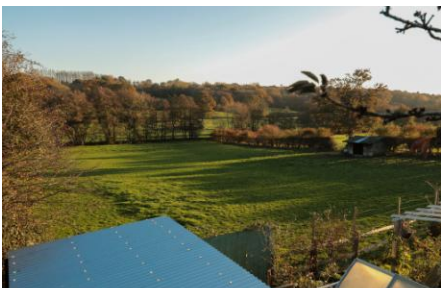


## Etchingam

£299,995

A four bedroom house situated on a no through road within the pretty village of Etchingam. The well presented accommodation offers a entrance hall, fitted kitchen/diner, living room with woodburner and a study/garden room. The rear garden and patio backs on to open fields. Etchingam Main Line Train Station just a short walk away.



## LOCATION

Education opportunities exist within the area in both the private and state sector, at all levels. These include Burwash and Etchingham primary schools, Vine Hall pre prep and prep school at Robertsbridge, Battle Abbey and Claremont Prep and Senior school. Main-line commuter rail services into London Charing Cross, London Bridge and Cannon Street, approx 1 hour, can be found at Etchingham stations.

## ENTRANCE HALL

Opaque upper glazed front door. Stairs to first floor with under stairs storage area. Storage cupboard. Entrance to kitchen and to living room.

## LIVING ROOM

Double glazed window to rear. Double glazed patio doors to study. Fireplace housing wood burning stove with stone hearth and surround. Ceiling coving.

## STUDY

Double glazed window overlooking rear garden. Bi-folding double glazed door to rear garden with fitted blinds. Two skylight 'Velux' windows. Inset ceiling spotlights. Tiled floor.

## KITCHEN

Double glazed windows to front. Wall and base kitchen units with an inset stainless steel sink and swan neck mixer tap. Space for under counter fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Built in oven with 'Samsung' four ring electric hob above. Tiled splash back. Larder cupboard. Space for dining table. Wall mounted electric heaters. Laminate flooring. Coved ceiling.

## STAIRS/FIRST FLOOR LANDING

Loft access. Doors to bedrooms and bathroom. Airing cupboard housing immersion heater. Carpeted.

## BEDROOM ONE

Double glazed windows to rear with views over fields and woodlands. Carpeted.

## BEDROOM TWO

Double glazed windows to rear with views. Carpeted.

## BEDROOM THREE

Double glazed windows to front. Carpeted.

## BEDROOM FOUR

Two double glazed windows to front. Carpeted.

## BATHROOM

Built in bath with wall mounted power shower. Tiled splash back. Low level WC. Pedestal wash hand basin. Extractor fan. Laminate flooring.

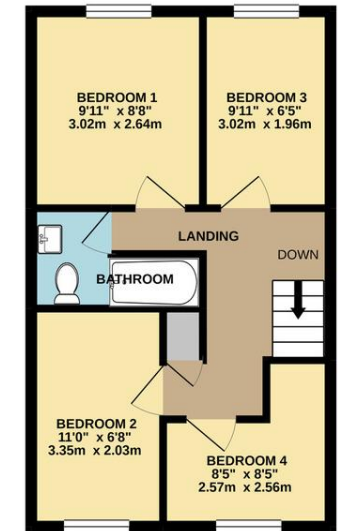
## REAR GARDEN

The rear garden is fence enclosed with a stone laid patio leading on to the garden which has been laid to lawn. There is a small timber garden shed to side of property.

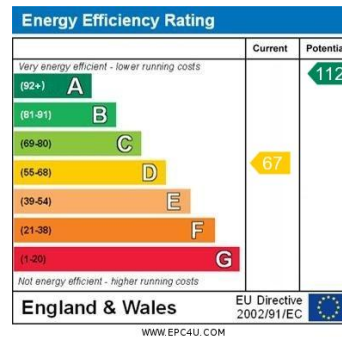
GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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