



CLULOW COTTAGES, HIGH STREET

ETCHINGHAM - GUIDE PRICE £450,000-£475,000



WOOD & PILCHER

1 Clulow Cottages

High Street,
Etchingam, TN19 7AP

**Entrance Hall - Cloakroom - Spacious Lounge/Diner With
Wood Burning Stove - Kitchen/Breakfast Room -
Conservatory - 3 Good Sized Bedrooms - Family Bathroom
- Attractive Rear Garden Backing Onto A Stream - Front
Garden With Shingled Hard Standing - Views To Rear -
Close To Station And Village Shops**

A charming part tile hung semi-detached Victorian cottage with planning permission to extend (RR/2020/1213/P) situated in the highly desirable village of Etchingam just a short stroll from Etchingam railway station. The accommodation is arranged over 3 floors and features a spacious lounge/diner with feature fireplace and wood burning stove, kitchen/breakfast room, conservatory, downstairs cloakroom and a family bathroom. There is an attractive garden to the rear backing onto a stream and garden to the front with shingled hard standing. The property also enjoys views across the Sussex countryside to the rear.

ENTRANCE HALL:

Window. Radiator.

CLOAKROOM:

Window. Radiator. Part-tiled walls. WC. Corner wash hand basin.

LOUNGE/DINER:

Double glazed windows to the front and double glazed window and door to the rear. Feature brick fireplace with wooden beam and mantle over a wood burning stove. Radiators. Under stairs storage cupboard.



CONSERVATORY:

Double glazed windows and French doors leading to the garden. Electric wall mounted Dimplex heater. Tiled floor. Fitted blinds.

KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the rear garden. Range of matching wall and base cupboards. Laminate worktops with inset stainless steel sink. Inset electric hob with cupboards under and filter hood above. Built in double oven. Space for washing machine and dishwasher. Radiator. Tiled floor. Double glazed stable door leading to the garden.

STAIRS TO FIRST FLOOR LANDING:

Double glazed windows to front and rear with far reaching views across fields and countryside. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM ONE:

Double glazed windows to the front. Built in wooden double wardrobes. Radiator.

BEDROOM TWO:

Double glazed windows overlooking the rear garden and enjoying far reaching views across the countryside. Built in wardrobe with cupboard above. Radiator.

FAMILY BATHROOM:

Dual aspect with double glazed windows. White suite comprising of a deep panel enclosed bath with thermostatic shower over. WC with concealed cistern. Wash basin. Part tiled walls. Tiled floor. Fitted storage cupboards. Chrome heated towel rail. Inset spotlights.

STAIRS TO THE SECOND FLOOR:**BEDROOM THREE:**

Dual aspect with double glazed windows enjoying far reaching views across the fields and countryside. Panelled walls. Radiator. Access to the eaves storage area. Fitted cupboards.



OUTSIDE:

There is a shingled hard standing to the front. The rear garden features a raised patio area, decking and lawn being hedge and fence enclosed and backing onto a stream with decked platform.

SITUATION:

Etchingham Village sits in the High Weald AONB and offers a rail service to London, Post Office, Church, Primary School and Social Club. The villages of Burwash and Hurst Green (which provides access to the A21) are short drives to the west and east respectively each offering further amenities. The larger coastal town of Hastings lies 14 miles to the South. The Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 15 miles to the north and the area is extremely well served with educational facilities for all age groups.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

Planning permission reference RR/2020/1213/P

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



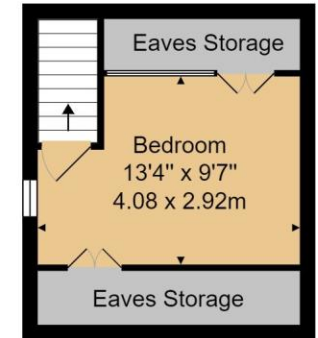
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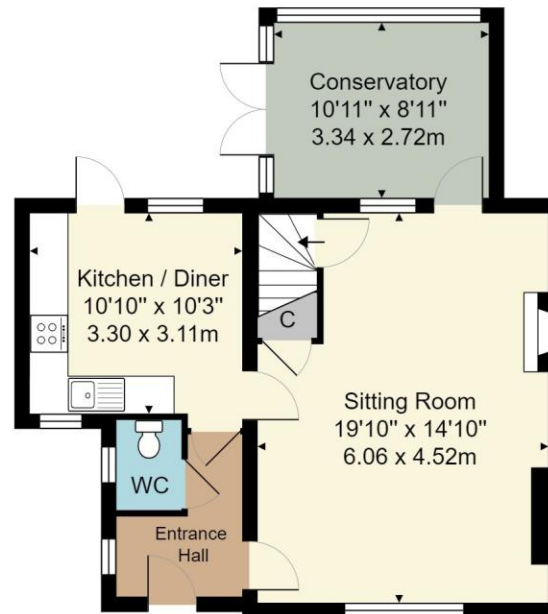
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 | C

41 | E



Second Floor



Ground Floor



First Floor

1 CLULOW COTTAGES, HIGH STREET, ETCHINGHAM, TN19 7AP

Approx. Gross Internal Area 1182 ft² ... 109.8 m²

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.