



PLATTS FARM COTTAGE, FONTRIDGE LANE  
ETCHINGHAM - GUIDE PRICE £675,000



# Platts Farm Cottage

Fontridge Lane, Etchingham, TN19 7DG

**Entrance Lobby - Entrance Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - Utility Area - Storage Room - First Floor Landing - Master Bedroom With Ensuite Shower Room - Two Further Bedrooms - Bathroom - Driveway Providing Off Road Parking - Gardens & Grounds of 0.24 acres**

For those wanting a rural position, look no further than this stunning detached three bedroom chalet in gardens and grounds of 0.24 acres located in a tucked away tranquil position only a short drive from the historic village of Burwash and 3 miles from Etchingham with its mainline rail service to London. The property benefits from wonderful views over adjoining fields and distant countryside and has been improved to provide three bedroom/two bathroom accommodation as well as a triple aspect sitting room, modern kitchen, dining room and a ground floor utility area and storage room providing further potential for an additional reception room or bedroom. There is off road parking and viewing is essential to appreciate the quiet nature of this property.

#### **ENTRANCE LOBBY:**

A part glazed front door. Timber effect flooring. Radiator. Inner glazed panel door into:

#### **ENTRANCE HALL:**

Stairs to first floor with useful cupboard below. Wall mounted central heating thermostat. Timber effect flooring. Radiator. Doors to:

#### **CLOAKROOM:**

Obscured uPVC double glazed window. WC. Wash basin. Localised tiling. Timber effect flooring. Radiator.

#### **SITTING ROOM:**

A bright triple aspect room with uPVC double glazed windows benefitting from wonderful countryside views over fields and trees in the distance. Open fire with quarry tiled hearth. Timber effect flooring. Recessed ceiling downlighters. Radiators.

#### **DINING ROOM:**

uPVC double glazed window to side. Exposed painted brickwork. Timber effect flooring. Radiator.



**KITCHEN:**

Dual aspect room with uPVC double glazed windows. Fitted with a modern kitchen with range of worktops including one and half bowl composite sink and drainer with mixer tap over. Inset four ring electric hob. Matching cupboard and drawer units below with modern splash back. Slimline dishwasher. Tower-style unit incorporating stainless steel brush fronted oven and grill. Space for fridge/freezer. Door to airing cupboard housing hot water tank with linen storage over. Timber effect flooring. Radiator. Door to:

**COVERED UTILITY AREA:**

Space for washing machine and further appliance. Wall mounted LPG gas fired central heating boiler. Outside light. Door to outside. Further latch door to:

**STORAGE ROOM:**

A useful room with potential to be an additional reception room/bedroom with window to side. Light.

**FIRST FLOOR LANDING:**

Mid-level large uPVC picture window benefitting from wonderful countryside views over fields and trees in the distance. Access to loft space. Radiator. Doors to:

**BEDROOM ONE:**

Large uPVC double glazed picture window to front benefitting from stunning views. Access to eaves storage space. Door to:

**ENSUITE SHOWER ROOM:**

Obscured uPVC double glazed window. Fitted with a white suite with chrome effect fitments comprising low level WC with twin button flush. Contemporary wash basin with mixer tap and useful storage cupboard below. Enclosed shower cubicle. Chrome heated ladder style towel rail.

**BEDROOM TWO:**

uPVC double glazed window with aspect to trees. Radiator.

**BEDROOM THREE:**

Dual aspect with uPVC double glazed windows. Timber effect flooring. Radiator.

**BATHROOM:**

Obscured uPVC double glazed window. Fitted with a contemporary white suite with chrome effect fitments comprising low level WC with concealed cistern and wash basin with useful storage below and display shelf aside. Panelled bath with mixer tap and shower attachment over. Localised tiling. Heated chrome effect ladder style towel rail.

**OUTSIDE:**

The property sits in a bold plot extending to 0.24 acres with a driveway to the front providing off-road parking and a gated access to the property. Areas of garden to all sides including areas of lawn with wonderful countryside views over fields and trees in the distance.



**SITUATION:**

The property is located in a truly rural position surrounded by countryside yet within 2.5 miles of the village of Burwash that enjoys historic links to Rudyard Kipling including Batemans Country House and provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. Etchingham lies 2.8 miles away with its mainline rail service to London, Post Office, Church, Primary School and Social Club. The village of Robertsbridge (which provides access to the A21) is a short drive to the east. The larger coastal town of Hastings lies 15.9 miles to the South. The Spa town of Royal Tunbridge Wells with its excellent shopping facilities is approximately 15.7 miles to the north 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](http://www.gov.uk)

Services - Mains Water, Electricity

Heating - LPG

Private Drainage - Septic Tank

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.



*Sales, Lettings, Land & New Homes*



27 High Street, Heathfield,

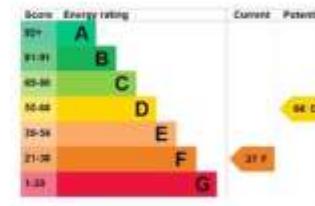
East Sussex, TN21 8JR

**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

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

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1509 ft<sup>2</sup> ... 140.2 m<sup>2</sup>

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.