



OAKFIELD



Princes Field, Berwick, Polegate, BN26 6TB

Price Guide £600,000



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An attractive and spacious four bedroom semi-detached cottage built in 1947 of brick under traditional half tiled upper elevations, situated on the edge of Berwick village with views to the Downs and the Long Man of Wilmington. Well set back from the road with off-street parking for two/three cars, the cottage sits within delightful gardens, partially hidden from view behind a majestic weeping willow tree. The present owners have enhanced the accommodation with the addition of a very versatile single storey side extension thereby creating potential for multi-generational living or indeed a home and income opportunity.

The accommodation comprises stylishly arched solid oak Front Door into Reception Hall, understairs cupboard, quarry tiled floor; spacious, well fitted open plan Kitchen/ Breakfast Room with shaker-style base unit with Corian worksurfaces, under counter space for dishwasher, wall mounted Worcester boiler, ceramic Belfast sink with drainer, space for free standing electric cooker; Breakfast area with half wood panelled wall, walk-in larder cupboard, quarry tiled floor, stable door into inner Lobby; double aspect Sitting Room with feature brick fireplace with inset wood burner, original parquet flooring, plantation shutters to front picture window, sliding patio doors into Conservatory with newly insulated roof, tiled floor, door to west-facing rear garden. The single storey extension comprises a Lobby with Utility Area fitted with shelving and a work surface, undercounter space for washing machine, tumble dryer and free standing space for fridge/freezer; large Family Room with Luvanto wood effect flooring, picture window with plantation shutters overlooking front garden, fitted shelves; Bedroom 4 with Luvanto wood effect flooring and en suite Shower Room with walk-in glass screened shower cubicle, low level WC, pedestal hand wash basin, fully tiled walls.





Staircase from Reception Hall up to first floor Principal Bedroom with cork tiled floor with views across the garden to the South Downs; Bedroom 2/Office with view over rear garden, cork tiled floor; Bedroom 3 with range of wall to wall sliding wardrobes, cork tiled floor; family Bathroom with panel bath and shower over, low level WC, vanity unit with inset hand wash basin, heated towel rail, fitted shelves, Luvanto flooring; landing with access to insulated, fully boarded loft space with two Velux roof windows, light and power.

Agent's Note: The loft space with its high headroom could be easily converted into additional living accommodation subject to the requisite planning consents being obtained. Similarly, the ground floor extension was constructed with foundations to support an additional storey.

Mains water and electricity. LPG gas fired boiler serving panel radiators throughout. Double glazing throughout. Wealden District Council Tax Band D.

Outside:

The property is approached via a shingle off-street parking area with three timber framed sheds and screened area housing the LPG tank. A post and rail fence with gate leads into the delightful lawned East-facing front garden with its beautiful Weeping Willow Tree, various fruit trees including fig and mulberry, small pond and an area of raised beds for vegetables and flowers. A shingle path leads up to the front door with a paved patio area to the side.

The rear West-facing garden has a large paved patio area outside of the Conservatory with steps up onto a lawn with rockery and a small ornamental pond to the side. The charming garden is surrounded by mature planting bordered by a post and rail fence with a gate giving access into the field behind

Location:

The village of Berwick is conveniently situated within easy reach of the A27 and A22, and enjoys the benefits of a mainline railway station within immediate level walking distance, offering services to London Victoria, Brighton (all stations), Lewes and Eastbourne. Within the village there is a Post Office store, petrol station along with a public house with beer garden. Arlington Reservoir and Nature Reserve is within a short walk. Beyond the Station are cycle paths that connect to Polegate, Charleston, Alfriston, Firl and Lewes. The historic county town of Lewes (approximately 10 miles distant) offers more comprehensive shopping including three major supermarkets, along with many individual and specialist shops.



