



BURGESS & CO. Plot 1 The Green, Catsfield, TN33 9DJ
01424 222255

£795,000 Freehold



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Burgess & Co are extremely proud to present a new and exclusive development of three detached executive homes. They are ideally situated in the idyllic rural village of Catsfield yet being under 3 miles from the historic town of Battle with its array of independent shops, restaurants, mainline railway station with direct link to London and the famous Battle Abbey. The properties have been built to compliment the surrounding area and are finished to the highest of standards and specification throughout. The accommodation is arranged to provide spacious entrance hall, sitting room, modern contemporary kitchen/dining room with views overlooking the garden, downstairs cloakroom and utility area to the ground floor. To the first floor there are four double bedrooms with the main bedroom & second bedrooms having en-suites, and family bathroom. Further benefits include under floor heating, air source heat pump, solar panels, double glazing, off road parking, integral garage, enclosed rear garden with countryside views and Protec Guarantee.

All enquiries are to be made directly to Burgess & Co for further information and to note your interest. As there are only three properties in this development, an early inspection is highly advised to avoid disappointment. For eligible buyers there will be the option to

Entrance Hall

With stairs to first floor, wood effect LVT flooring, underfloor heating.

Downstairs W.C

Comprising concealed cistern low level w.c, vanity unit with inset wash hand basin & chrome mixer tap, wood effect LVT flooring, underfloor heating.

Living Room

21'3 x 12'0

With inset spotlights, wood effect LVT flooring, underfloor heating, dual aspect room with double glazed sash windows to the side, double glazed sash bay window to the front. Partially glazed oak bi-fold doors to

Open Plan Kitchen/Diner

22'8 x 15'1

Comprising matching range of wall, base & drawer units with soft close hinges, quartz worksurface, inset sink unit with Quooker tap, central island with induction hob & extractor ventilation, pendant hanging lights, AEG oven & grill, space for American style fridge/freezer, integrated AEG dishwasher, space for table & chairs, wood effect LVT flooring, underfloor heating, double glazed sash window to the rear, double glazed French doors to the rear garden. Door to

Utility Room

Comprising matching range of wall & base units, quartz worksurface, inset stainless steel sink unit with mixer tap, appliance space, wood effect LVT flooring, underfloor heating, door to Garage, double glazed door to the side. Door to

Separate W.C

Comprising concealed cistern low level w.c, vanity unit with inset wash hand basin, wood effect LVT flooring, underfloor heating, double glazed frosted sash window to the rear.

First Floor Landing

With airing cupboard, storage cupboard, underfloor heating, access to loft being insulated & boarded, double glazed sash window to the front.

Bedroom One

15'1 x 12'0

With underfloor heating, built-in cupboard, double glazed sash window to the rear enjoying countryside views. Door to

Dressing Room

8'6 x 4'11

With underfloor heating, sliding door to

En-suite Shower Room

Comprising walk-in shower with chrome waterfall shower head & further shower attachment, concealed cistern low level w.c, twin vanity units with inset wash hand basin & mixer taps, wall mounted mirror, partly tiled walls, tiled floor, underfloor heating, heated towel rail, extractor fan, double glazed frosted window to the side.

Bedroom Two

15'1 x 9'10

With underfloor heating, double glazed sash window to the rear with enjoying countryside views. Pocket door to

En-suite Shower Room

8'7 x 6'4

Comprising walk-in shower with chrome waterfall shower head & further shower attachment, concealed cistern low level w.c, vanity unit with inset wash hand basin & mixer tap, wall mounted mirror, heated towel rail, partly tiled walls, tiled floor, underfloor heating, extractor fan, double glazed frosted window to the rear.

Bedroom Three

14'4 x 9'11

With underfloor heating, double glazed sash window to the front.

Bedroom Four

12'0 x 10'6

With underfloor heating, double glazed sash window to the front.

Family Bathroom

11'6 x 6'4

Comprising panelled bath with chrome mixer tap, corner walk-in shower cubicle with chrome waterfall shower head & further shower attachment, low level w.c, vanity unit with inset wash hand basin & mixer tap, LED mirror, partly tiled walls, heated towel rail, tiled floor, underfloor heating, double glazed sash window to the side.

Outside

To the front there is a sweeping block paved driveway providing off road parking, access to an integral garage with up & over door and an area of lawn with raised flowerbed. To the rear there is a Sandstone patio area, a level area of lawn being enclosed by fencing, enjoying countryside views and side access.

Integral Garage

19'8 x 9'10

With up & over door, light & power, fuse box, heating system.

NB

Council tax band: TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

