



**Moloney**  
COUNTRY PROPERTY



**WELL COTTAGE** STAPLECROSS



## WELL COTTAGE, 11 TOLLGATES, STAPLECROSS, EAST SUSSEX. TN32 5SF

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**CHAIN FREE** - A MODERN, THREE BED SEMI -DETACHED HOUSE IN CENTRAL VILLAGE LOCATION WITHIN WALKING DISTANCE OF THE VILLAGE SHOP AND POST OFFICE, PUBLIC HOUSE AND PRIMARY SCHOOL. PRESENTED IN GOOD ORDER, ACCOMMODATION INCLUDES SITTING ROOM WITH OPEN FIRE, KITCHEN/DINING ROOM, 3 BEDROOMS, 1 EN-SUITE & BATHROOM. ATTACHED SINGLE GARAGE WITH OFF ROAD PARKING, GOOD SIZE ENCLOSED REAR GARDEN. SCOPE TO EXTEND (STPP). GAS CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, RECEPTION ROOM WITH OPEN FIRE, KITCHEN/ DINING ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM. DRIVEWAY PROVIDING PARKING FOR 2 CARS, ATTACHED SINGLE GARAGE. FRONT GARDEN AND ENCLOSED GOOD SIZE REAR GARDEN WITH PAVED TERRACE. GFCH.



Path with step & door to:

**ENTRANCE HALL:** Wood effect laminate floor. Door to sitting room, door to:

**CLOAKROOM:** Double glazed window to the front. Fitted with white suite comprising WC & hand basin. Tiled floor.

**SITTING ROOM:** Double glazed window to the front. Exposed brick fire surround for open fire. Wood effect laminate floor. Stairs to the first floor. Storage cupboard. TV point.

**KITCHEN/DINING ROOM:** French doors leading out to the rear garden, double glazed window to the rear. Fitted with range of light wood effect base and wall units with laminate worktop over, inset with 1 ½ bowl, stainless steel sink unit. Electric hob with concealed extractor over & electric oven below. Plumbing for washing machine, space for fridge freezer. Gas boiler. Tiled floor. Understairs storage cupboard. Space for dining table.

Stairs to First Floor:

**LANDING:** Matching doors to all rooms. Loft hatch. Over stairs storage cupboard.

**BEDROOM ONE:** Double glazed window to the front. Coved ceiling. Wardrobe cupboard. Door to:

**EN-SUITE SHOWER ROOM:** Double glazed window to the side. Fitted with white suite comprising WC, pedestal hand basin & tiled shower cubicle. Tiled floor.

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**GUIDE PRICE   £375,000**



**BEDROOM TWO:** Double glazed window to the rear. Wardrobe cupboard.

**BEDROOM THREE:** Double glazed window to the rear.

**BATHROOM:** Double glazed window to the front. Fitted with white suite comprising WC, pedestal hand basin and bath. Part tiled walls. Vinyl floor.

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**OUTSIDE:** The property is approached from the road over a brick paved driveway providing parking for 2 cars and giving access to the attached single garage with up and over door to the front, light and power connected. The front garden is laid to lawn with picket fenced boundary. A gate leads to the rear, fully enclosed garden with fenced boundaries, an area of lawn and paved patio.

**SERVICES:** All mains services are connected. Gas Fired Central Heating

**FLOOR AREA:** 96 m<sup>2</sup> (1,033 ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Robertsbridge station provide services via Tonbridge to London Charing Cross, whilst via Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

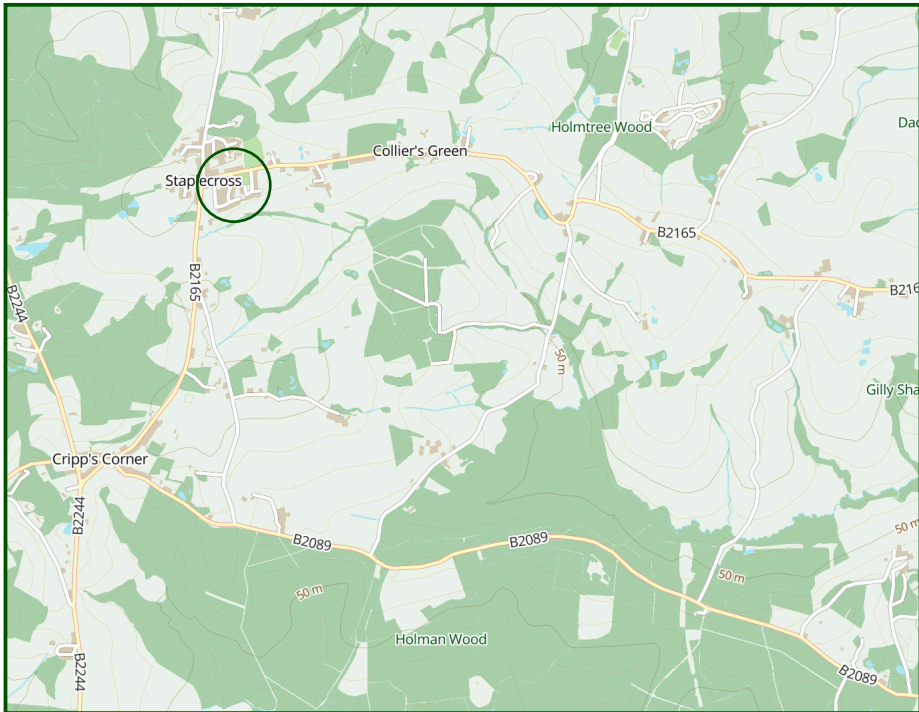
**DIRECTIONS:** Travelling on the A28 towards Hastings, turn right at the top of the hill signposted Staplecross and Battle, B2165. Continue on this road into the village of Staplecross, just before the Cross Inn turn left into Cricketers Field, continue to the T junction and turn right, Well Cottage will be found on the right.

**What3Words (Location):** ///fires.adapt.ferrets

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.





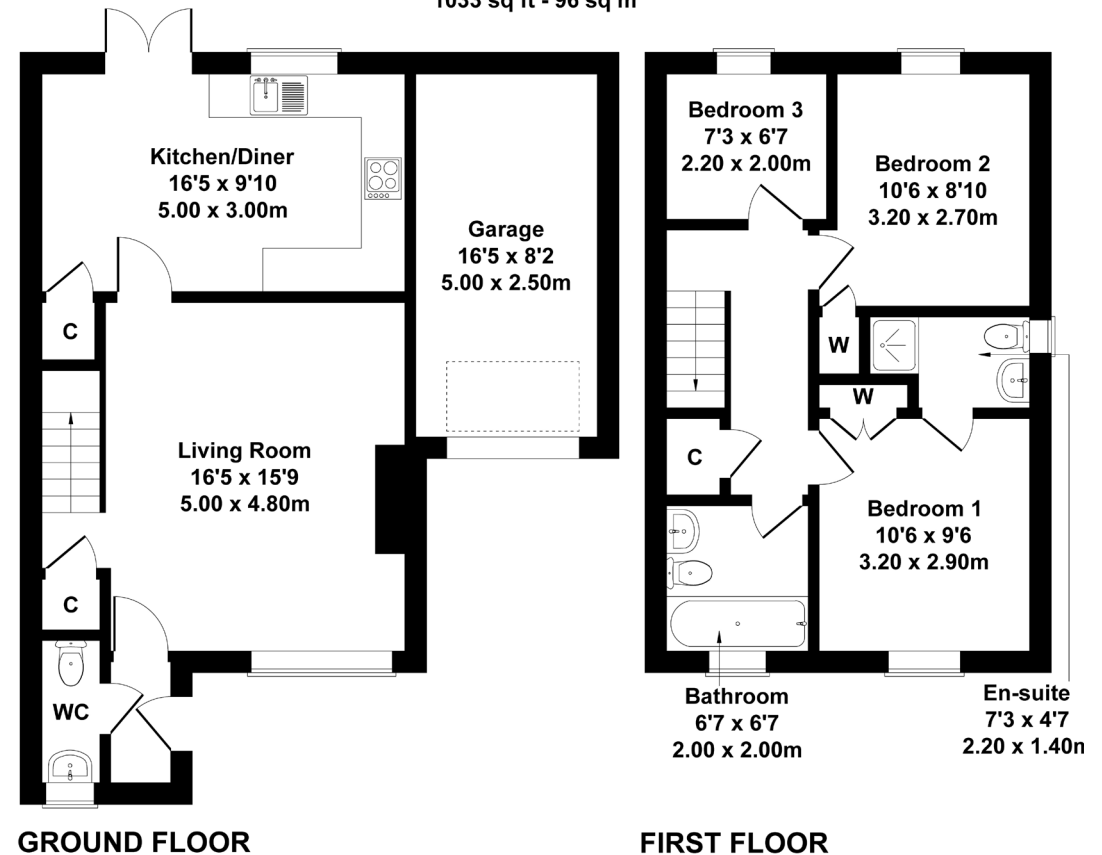


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## Well Cottage

Approximate Gross Internal Area  
1033 sq ft - 96 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Not to Scale.  
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