



Moloney
COUNTRY PROPERTY



LITTLE CHITTLEBIRCH CRIPPS CORNER

LITTLE CHITTLEBIRCH, COMPASSES LANE, CRIPPS CORNER, NR.ROBERTSBRIDGE, EAST SUSSEX. TN32 5SE

A BEAUTIFULLY PRESENTED, SPACIOUS DETACHED, CHARACTER 3 BEDROOM BUNGALOW, LOCATED ON THE RURAL OUTSKIRTS OF THE VILLAGE, ENJOYING VIEWS OVER ADJACENT FARMLAND. VERSATILE ACCOMMODATION, INCLUDING SITTING ROOM WITH WOOD BURNING STOVE, DINING ROOM, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM. 3 BEDROOMS, 1 EN-SUITE. DETACHED DOUBLE GARAGE, AMPLE PARKING, MATURE ENCLOSED REAR GARDEN.

ACCOMMODATION LIST: : ENTRANCE HALL, DINING ROOM, SITTING ROOM, KITCHEN/ BREAKFAST ROOM, STUDY. BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM WITH JACK AND JILL BATHROOM, BEDROOM, DRESSING ROOM. DETACHED DOUBLE GARAGE, OFF ROAD PARKING, ENCLOSED MATURE GARDEN, SUMMER HOUSE, PAVED TERRACE. GAS CENTRAL HEATING.



Front door to:

ENTRANCE HALL: Glazed door with window alongside enjoying views over the garden to the side. Beams. Open stud work to:

DINING ROOM: UPVC double glazed window to the front. Cross beams with brick pillars. Oak floor. Glazed door to:

KITCHEN/BREAKFAST ROOM: UPVC double glazed window to the front. Fitted with range of oak base and wall units with laminate worktop over, inset with 1 1/2 bowl single drainer, stainless steel sink unit. Gas hob with extractor over, double electric oven with cupboards above and below. Space for under counter fridge. Breakfast bar. Tiled splashbacks. Inset ceiling lights. Opening to:

UTILITY ROOM: Obscure UPVC double glazed stable door leading out to the side with window alongside. Worktop with plumbing for washing machine, space for tumble dryer. Potterton gas boiler. Storage cupboard. Matching tile effect floor. Loft hatch. Fluorescent tube light.

SITTING ROOM: Full height UPVC double glazed windows opening out to the rear terrace, Bay style window to side. Exposed brick inglenook fireplace with Besummer beam over, inset with cast iron wood burning stove on brick hearth. Cross beams. TV point.



GUIDE PRICE £820,000



STUDY: UPVC double glazed window to the front.

BEDROOM ROOM: Bay style UPVC window enjoying views over the rear garden with matching door leading out to the rear paved terrace. Cross beams. Wall light points. Loft hatch. Door to:

EN SUITE SHOWER ROOM: Obscured UPVC double glazed window to the side. Fitted with contemporary white suite comprising WC hand basin set onto wooden oak storage unit and double shower cubicle with glass sliding doors. Chrome ladder style heated towel rail. Tiled floor, tiled walls. Mirror. Inset ceiling lights.

BEDROOM: UPVC double glazed window enjoying views over the rear garden, matching door leading out to the rear paved terrace. Wall to wall range of louvre doored wardrobe cupboards with hanging rails and cupboards above. Cross beams. Wooden floor.

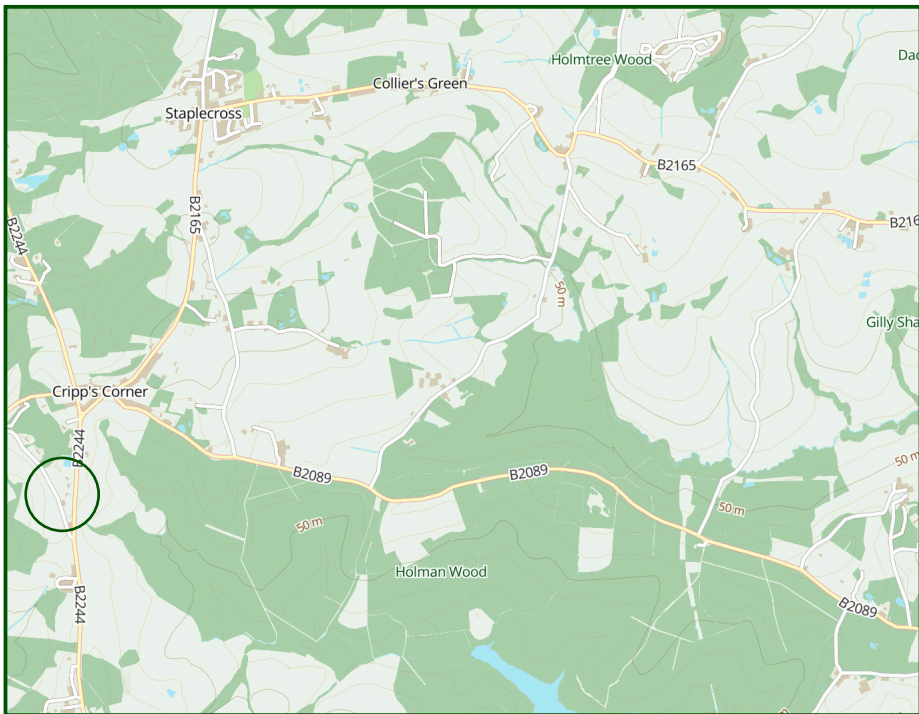
BEDROOM: UPVC double glazed window to side. Cross beams, exposed brick pillars. Door to:

JACK AND JILL BATHROOM: Obscure UPVC double glazed window to side. Fitted with contemporary white suite, comprising WC, hand basin set onto oak storage unit and tile panelled bath. Door back to the hall.

DRESSING ROOM: UPVC double glazed window to the side. Fitted extensive range of wardrobe cupboards & drawers. Wood effect floor. Cross beams. Loft hatch.



OUTSIDE: The property is approached from the lane over extensive brick paved driveway providing ample parking and leading to the detached double garage with up and over door to the front. The front garden is laid to lawn with camellia planted borders and raised brick edge border to the left hand side. A gated paved pathway leads around to the rear of the property with large partly pergola covered paved terrace for alfresco dining and timber summer house, along with a central area of level lawn with pond and magnificent central magnolia, further timber store, hedged and fenced to all sides and enjoying a tree lined backdrop. Outside lights, outside tap.



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.

**** Agents Note:** There is a bridlepath along the drive with gated access to the neighbouring property.

SERVICES: Mains gas and electricity services are connected. Private drainage. , Gas Fired Central Heating.

FLOOR AREA: 155 m² (1,668 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

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 A21 towards Hastings, turn left just before Blackbrooks Garden Centre, B2244 to Hawkhurst & Sedlescombe. Continue through the village, up the hill taking the left turn into Compasses Lane just past Sedlescombe Vineyard. Little Chittlebirch will be found on the right after a short distance.

What3Words (Location): [///secret.whisk.gambles](https://www.what3words.com/secret.whisk.gambles)

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

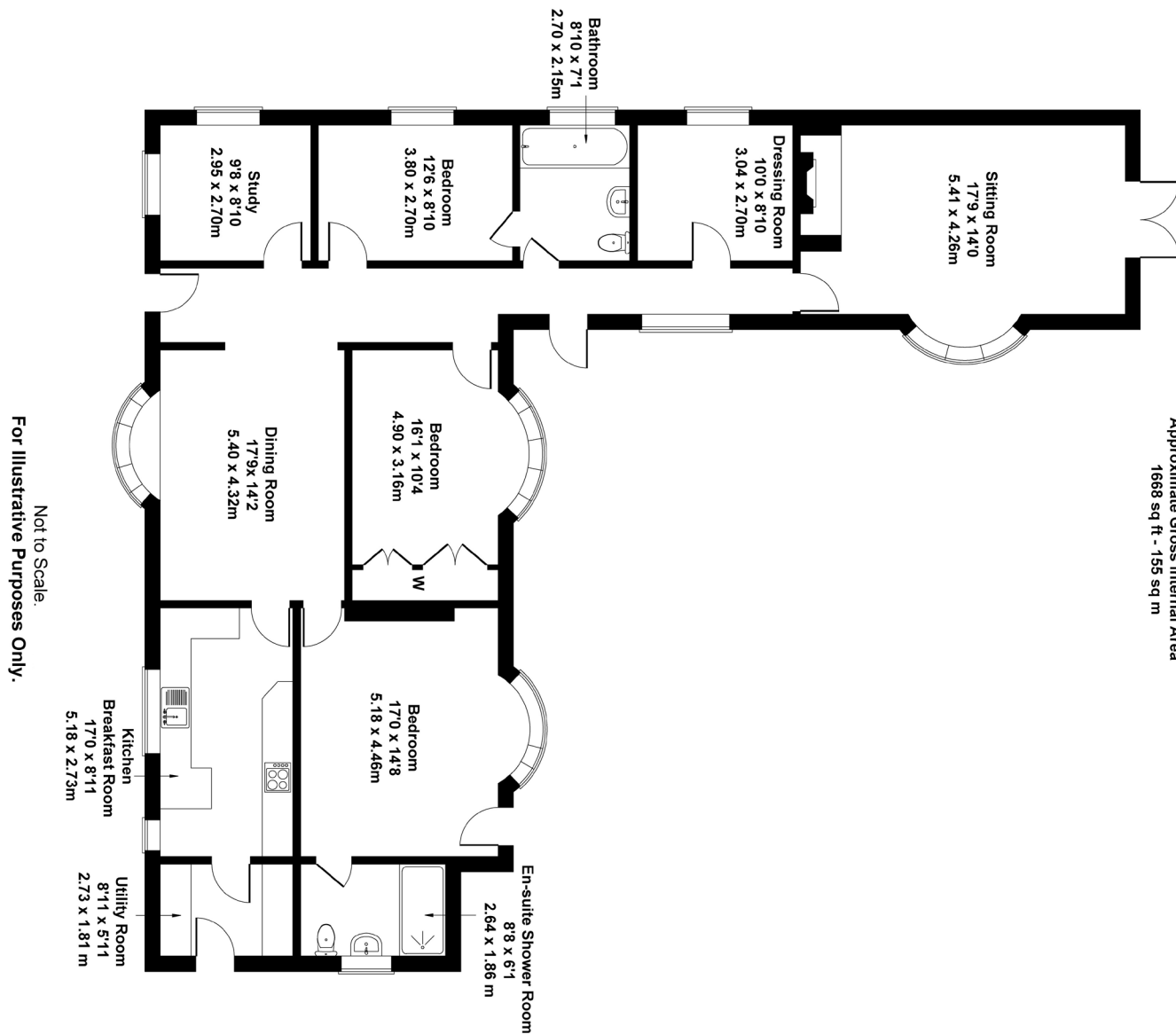
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

Little Chittlebirch

Approximate Gross Internal Area
1688 sq ft - 155 sq m



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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