



Peter
Buswell
Independent Family Estate Agents

Far Reaching Countryside Views In Bodiam

£425,000

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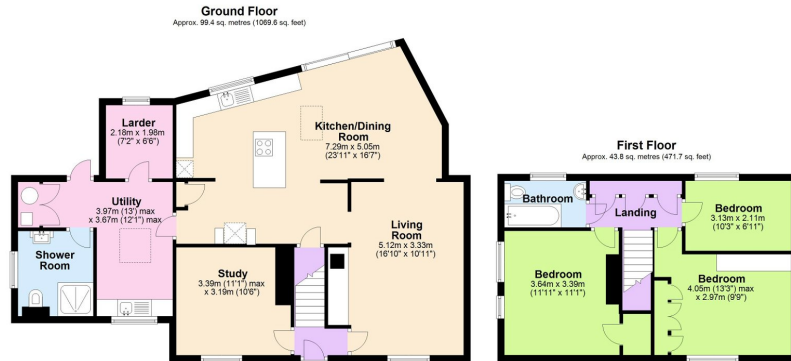
Description

A recently extended three bedroom semi detached house in the highly desirable historic village of Bodiam. The beautiful accommodation offers great family space with stunning countryside views from the spacious kitchen/diner, there are two living rooms, a very generous ground floor shower room & utility room. The views can also be enjoyed from the 96ft rear garden with a choice of outside seating & dining. Off road parking to the side of the property.

Location

Bodiam is situated 4 miles from Hawkhurst and 5 miles from Robertsbridge. Hawkhurst offers a wide selection of shopping for everyday needs, however, Tenterden, Battle, Ashford and Royal Tunbridge Wells present a far more comprehensive range of shops, restaurants, banking and leisure facilities. Bodiam is known for its castle, church, steam railway station and pub. The surrounding area boasts a wealth of excellent schools ranging from the local Primary Schools at Staplecross and Bodiam to the renowned Private Schools of Vine Hall, Marlborough House, St Ronan's, Clarendon senior school, Battle Abbey and Benenden to name but a few. For commuting purposes, the nearest Main Line Station into London is at Robertsbridge.





Total area: approx. 143.2 sq. metres (1541.3 sq. feet)

- THREE BEDROOM SEMI-DETACHED HOME
- STUNNING COUNTRYSIDE VIEWS
- LARGE FAMILY KITCHEN/ DINING ROOM
- 96FT REAR GARDEN
- TWO RECEPTION ROOMS
- SPACIOUS UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- LARGE TIMBER WORK SHOP
- OFF-ROAD PARKING
- EPC RATING - Awaited
- COUNCIL TAX BAND - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		