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A 3627 sq ft Period Home in Etchingam

Guide Price £925,000

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Nestled in the heart of the picturesque village of Etchingham, this five-bedroom detached period property boasts a prime location with the added convenience of being close to the main line train station, providing seamless access to London. With a rich history spanning three generations within the same family, this home once served as the local butcher's shop and residence. Now, it presents an enticing opportunity for its next owners, with the potential to convert the former shop space into additional living quarters for a dependant relative or Airbnb.

Stepping through the welcoming entrance hall, you're greeted by a series of inviting reception rooms. These include a versatile office, a cloakroom for added convenience, and a characterful living room adorned with a beautiful fireplace housing a wood-burning stove. The large bay window floods the room with natural light, complementing the parquet flooring. Flowing seamlessly from the living room is the family dining area, featuring a decorative Victorian iron fireplace, while an adjoining snug with a 'Velux' skylight window offers a cosy retreat. Double doors lead to an inner lobby, providing access to the garage and parking area, as well as the kitchen/ breakfast room. The stylish kitchen, complete with a vaulted ceiling and modern fittings, centers around a practical island. Full-height double glazed doors and windows not only frame the stunning countryside views but also lead out to a decked seating area, merging indoor and outdoor living spaces. Ascending the staircase from the entrance hall, the first floor reveals a family shower room, three double bedrooms (one of which currently serves as a dressing room with fitted wardrobes), and an ensuite bathroom adjoining the main bedroom. The second floor accommodates two further generous double bedrooms, offering ample space for family or guests.

Externally, the property features a lower ground floor with six storage rooms and a double garage, along with off-road parking and a driveway leading to the High Street. The rear garden, with its charming outside seating area featuring original red brick flooring from the nineteenth-century stables and cart barn, opens onto an established garden, adjoining open fields, providing a serene backdrop to this idyllic residence.





- DETACHED FIVE BEDROOM FAMILY HOME
- WELL PRESENTED AND SPACIOUS THROUGHOUT
- SIX LOWER GROUND FLOOR STORE ROOMS
- A VALUED CEILING FITTED KITCHEN/BREAKFAST ROOM WITH VIEWS
- EPC RATING D
- IN THE SAME FAMILY FOR THREE GENERATIONS
- BEAUTIFUL CHARACTER FEATURES WITH VICTORIAN FIREPLACES
- DOUBLE GARAGE & OFF ROAD PARKING
- PRETTY REAR GARDEN WITH A ORIGINAL RED BRICK SEATING AREA & VIEWS
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		