



Peter

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Independent Family Estate Agents

Executive Millwood Designer Home In Etchingam

£775,000

3 2 2



This recently improved, stunning three double bedroom detached house is situated in a small exclusive development meticulously crafted by Millwood Designer Homes in 2016 . It has generous double bedrooms, a large modern kitchen/dining/family room, spacious utility/boot room, and a landscaped rear garden with patio and decking. The hallway features oak-engineered flooring and a cloakroom with a vanity unit and storage. The living room has a log burner, front aspect windows and French doors leading to the garden patio. The dual-aspect office/dining room offers versatile living accommodation.

The open-plan kitchen/dining/family room with underfloor heating is equipped with two Siemens ovens, a 5-burner gas hob with extractor, a microwave combo oven, a fitted dishwasher, a hot tap, and granite worktops, plus LED lights under the units and space for a large double fridge. The kitchen leads into a large utility/boot room offering extra storage, appliance space, and garden access.

The converted garage now serves as an insulated, heated office while the front section remains for storage. Upstairs, three spacious double bedrooms all have TV sockets and plantation shutters. The rear bedroom connects to a Jack and Jill bathroom, shared with a front-facing double bedroom. The main front bedroom has built-in cupboards and an en-suite with a walk-in shower, separate bath, and built-in storage.

The property features two NEST heating zones, a pressurized hot water cylinder, a 7kW electric car charger, gas supply, mains drainage, TV aerials in all rooms, polished chrome switches and sockets, an alarm system, and a boarded loft with a built-in ladder. Outside, the newly landscaped garden includes a pergola with adjustable shade, a decking area, and a recently laid patio. The driveway accommodates parking for three cars, with the converted garage offering additional storage.





- THREE BEDROOM DETACHED HOUSE
- BEAUTIFUL SOUTH-WEST FACING GARDEN
- PRINCIPLE BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING AMPLE PARKING
- EPC RATING C
- BUILT IN 2016 BY MILLWOOD DESIGNER HOMES
- FULLY INSULATED HOME OFFICE
- DOWNSTAIRS OFFICE & CLOAKROOM
- CLOSE PROXIMITY TO ETCHINGHAM TRAIN STATION
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		