



ESTATE AGENTS

**Spring Cottage, Butchers Lane, Three Oaks, TN35  
4NH**

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**Price £599,950**



A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM, DETACHED HOUSE. Located in a highly sought-after SEMI-RURAL location backing onto fields, in the popular village of Three Oaks, on the outskirts of Hastings.

The property boasts well-presented and spacious accommodation throughout comprising a large entrance porch leading to the hallway, lounge, 17ft KITCHEN-BREAKFAST ROOM, separate DINING ROOM, UTILITY ROOM, DOWNSTAIRS WC and an INTEGRAL GARAGE. Whilst to the first floor there are FOUR BEDROOMS all of which are of a good size with the master enjoying its own EN SUITE in addition to the main bathroom.

Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN which backs onto fields, whilst to the front is a well-presented front garden in addition to a COURTYARD AREA providing further seating and a block paved driveway providing OFF ROAD PARKING for multiple vehicles.

This DETACHED FAMILY HOME is located in the sought-after village of Three Oaks on the outskirts of Hastings, within easy reach of popular local schooling in addition to a range of countryside walks, the Rainbow Trout pub and also within easy reach of Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **DOUBLE GLAZED SLIDING DOOR**

Leading to:

#### **ENTRANCE PORCH**

Generous with double glazed window to side aspect, karndean flooring, door to:

#### **ENTRANCE HALLWAY**

Spacious with under stairs storage area, wall mounted security alarm panel, wall mounted thermostat control, radiator, double glazed obscured window to front aspect.

#### **LOUNGE**

16'6 x 14'4 (5.03m x 4.37m)

Dual aspect living room, double glazed bay window to front aspect, double glazed window to side aspect, feature has fireplace, two radiators, double doors to:

#### **DINING ROOM**

10'10 x 10'6 (3.30m x 3.20m)

Double glazed sliding patio doors to rear aspect leading out to the garden, radiator.

#### **KITCHEN-BREAKFAST ROOM**

17'11 x 10'5 (5.46m x 3.18m)

Comprising a range of eye and base level units with separate island and worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, space and plumbing for dishwasher, one & ½ bowl inset sink with mixer tap, ample space for breakfast table and chairs, radiator, two double glazed windows to rear aspect overlooking the garden, double glazed door to side aspect leading out the garden.

#### **UTILITY ROOM**

7'11 x 5'5 (2.41m x 1.65m)

Further base level units with worksurfaces, space and plumbing for washing machine, space for American style fridge freezer, inset sink with mixer tap, double glazed window to side aspect.

#### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin with tiled splashback, radiator, double glazed obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to front aspect, radiator, two cupboards providing ample storage in addition to a separate airing cupboard.

#### **BEDROOM**

15'8 x 10'11 (4.78m x 3.33m)

Range of fitted wardrobes and drawers, double glazed window to rear aspect enjoying a pleasant outlook over neighbouring fields, radiator, door to:

**EN SUITE**

8'1 x 6'6 (2.46m x 1.98m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, power shower, shower screen, dual flush wc, wash hand basin set into vanity unit providing storage, bidet, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to rear aspect.

**BEDROOM**

11' x 10'6 (3.35m x 3.20m)

Double glazed window to rear aspect enjoying a pleasant outlook over neighbouring fields, radiator.

**BEDROOM**

11'3 x 10'10 (3.43m x 3.30m)

Double glazed window to front aspect, radiator.

**BEDROOM**

11' x 8'11 (3.35m x 2.72m)

Double glazed window to front aspect, radiator.

**BATHROOM**

Modern suite comprising panelled bath with mixer tap and shower attachment, power shower above, shower screen, dual flush wc, wash hand basin set into vanity unit with storage, chrome ladder style radiator, tiled walls, extractor fan, double glazed obscured window to side aspect.

**REAR GARDEN**

Private and secluded, backing onto fields, mainly paved for ease of maintenance, ideal for seating and entertaining, range of mature shrubs and plants in addition to a koi fish pond, storage shed and side access to the front of the property.

**OUTSIDE - FRONT**

The property enjoys a slightly elevated position off the road with a large block paved driveway providing off road parking for multiple vehicles leading to the garage. There is a front courtyard area which is paved and provides a further seating space. The rest of the front garden is mainly laid to lawn and also features a range of mature shrubs, plants and hedging.







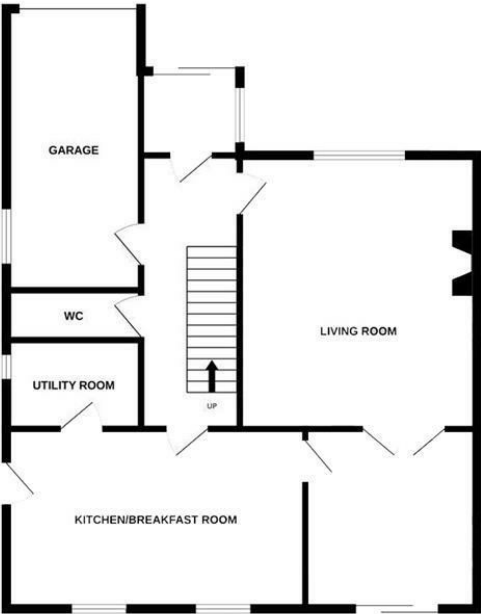




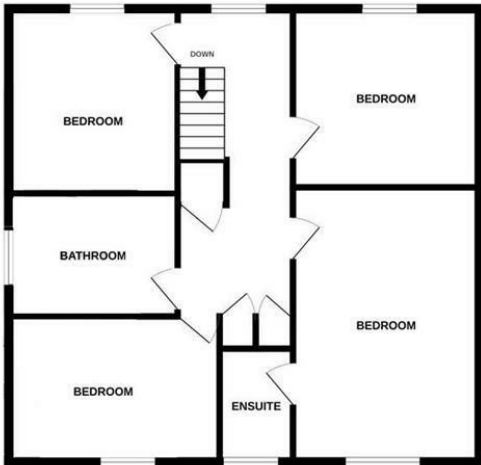




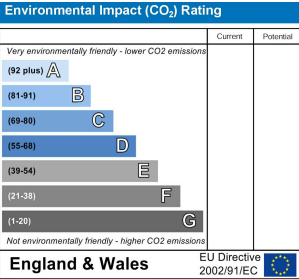
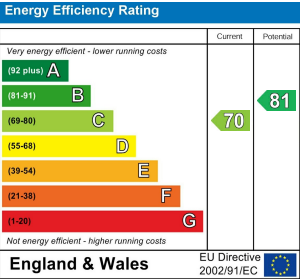
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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