



**Maverick, Oast House Field, Winchelsea, TN36
4BP**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £425,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE DETACHED FOUR BEDROOM FAMILY HOME tucked away in a quiet location with GARAGE, TWO-CAR DRIVEWAY and an ENCLOSED FAMILY FRIENDLY GARDEN.

Inside, the accommodation is arranged over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM, kitchen, UTILITY ROOM, upstairs landing, FOUR BEDROOMS with the master having an EN SUITE SHOWER ROOM in addition to the main family bathroom with bath and shower. The property has gas fired central heating and double glazing.

Conveniently positioned in this sought-after village, within easy reach of popular schooling establishments, country walks and two popular public houses within the village.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accommodation, coving to ceiling, dado rail, radiator. telephone point, large storage cupboard, door to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, part tiled walls, radiator, double glazed obscured glass window to front aspect.

LOUNGE

15'10 x 13' (4.83m x 3.96m)

Coving to ceiling, two radiators, fireplace with wood burner, television point, dual aspect with double glazed windows to side and front elevations, internal partially glazed French doors opening to:

DINING ROOM

12'1 x 10' (3.68m x 3.05m)

Radiator, double glazed sliding patio door providing a pleasant outlook and access onto the rear garden, door leading to:

KITCHEN-BREAKFAST ROOM

12'3 x 10'11 (3.73m x 3.33m)

Fitted with a range of matching eye and base level cupboards and drawers with complimentary worksurfaces over, space for gas cooker, inset resin one & ½ bowl drainer -sink with mixer tap, space for tall fridge freezer, storage cupboard, double radiator, part tiled walls, wood effect laminate flooring, ample space for breakfast table, double glazed window to rear aspect with views onto the garden, doorway leading to:

UTILITY ROOM

8'10 x 5'2 (2.69m x 1.57m)

Continuation of the wood laminate flooring, wall mounted boiler, part tiled walls, range of cupboards and drawers, inset stainless steel drainer-sink, space and plumbing for washing machine and dishwasher, space for tumble dryer. double glazed window to side aspect and double glazed door to rear providing access onto the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, large storage/ airing cupboard housing the immersion heater.

BEDROOM

13'4 x 11'8 (4.06m x 3.56m)

Fitted bedroom furniture, radiator, double glazed window to rear aspect with lovely far reaching views, door to:

EN SUITE

Walk in shower, pedestal wash hand basin, low level wc, shaver point, radiator, part tiled walls, double glazed obscured glass window to rear aspect.

BEDROOM

13'8 x 8'9 (4.17m x 2.67m)

Radiator, double glazed window to front aspect.

BEDROOM

10'2 x 9'9 (3.10m x 2.97m)

Radiator, double glazed window to front aspect.

BEDROOM

9'9 x 7'7 (2.97m x 2.31m)

Radiator, double glazed window to front aspect.

BATHROOM/ SHOWER ROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower, pedestal wash hand basin with chrome mixer tap, low level wc, part tiled walls, shaver point, radiator, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Lawned area extending down the side elevation, fenced boundaries, gated side access, block paved drive providing off road parking and shared with neighbouring properties leading to:

GARAGE

17'10 x 8'3 (5.44m x 2.51m)

Up and over door, personal door to rear garden.

REAR GARDEN

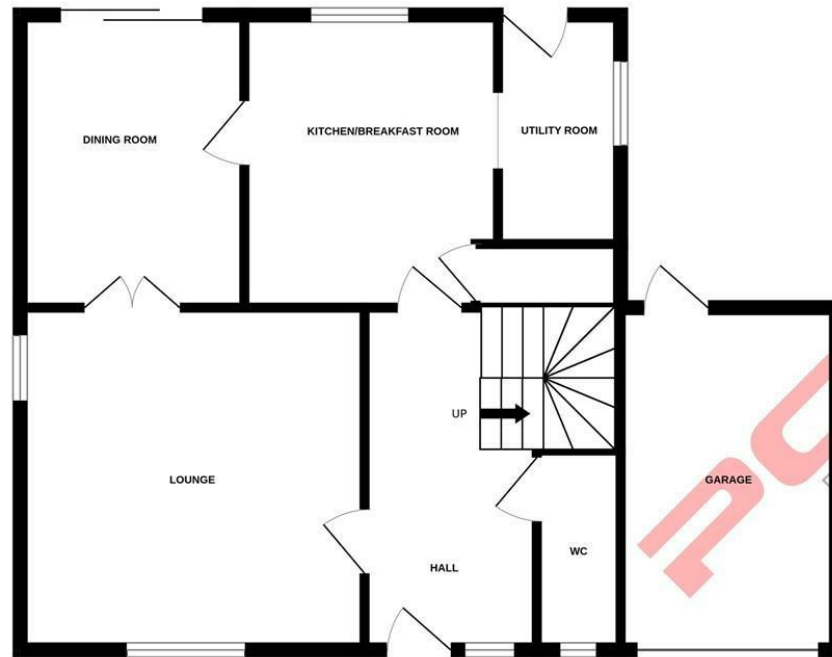
Laid to lawn with fenced boundaries, patio, personal door to garage.



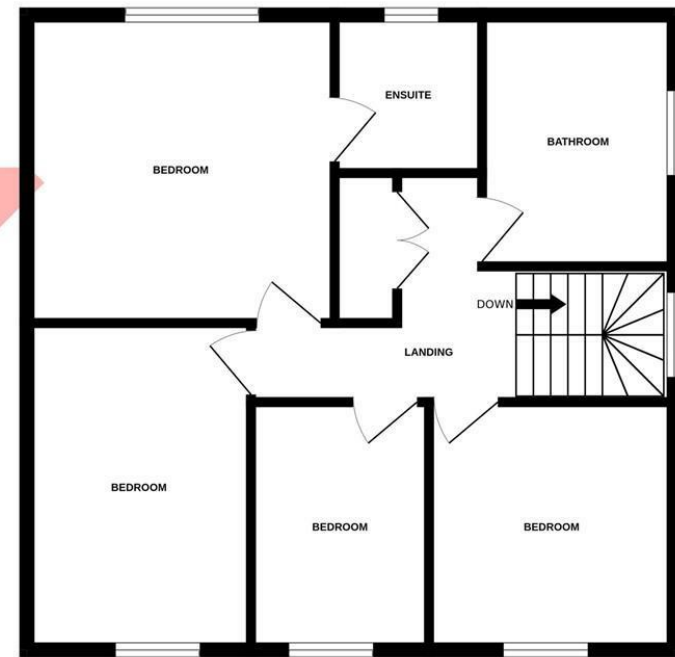




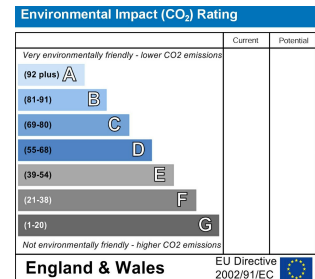
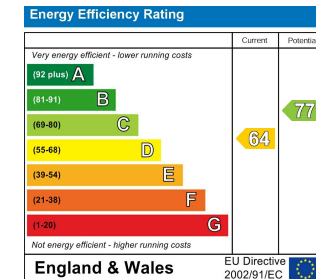
GROUND FLOOR



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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