



£525,000 Guide Price

Duck Cottage, 6a Grantham Bank, Barcombe, BN8 5DJ

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The property...

We are pleased to market for sale this 2 Double Bedroom Detached Bungalow located in the popular and sought after village of Barcombe. The property is particularly well situated in a tucked away position and benefits from a Southerly and Western Facing Garden. The modern property boasts Vaulted Ceilings in part, a Kitchen Dining Room, a dual aspect Sitting Room, Utility Room, an Accessible Wet Room and 2 Double Bedrooms, the principal with EnSuite Shower Room.

Entrance Porch – Door to;

Entrance Hall – Doors to principal rooms

Kitchen/Dining Room – Measuring a generous 19'9 x 10'7. Finished in an oak wood design and comprising of a range of wall and base units with cupboards and drawers and tiled splashbacks. The room boasts a vaulted ceiling with roof window and enjoys views and access over the garden. Door to;

Sitting Room – A dual aspect Sitting Room enjoying views over the garden. Feature fireplace and door to garden.

Utility Room – Fitted cupboards and space for appliances. Window to the rear.

Bedroom 1– A Dual aspect room with raised bay window to the front and window to the side enjoying views over the garden. Door to;

EnSuite Shower Room – Modern suite comprising of shower enclosure with sliding glass door, wc and wash hand basin. Simple white tiled walls complimented by a darker tiled floor.

Bedroom 2– Double bedroom measuring a comfortable 15'3 x 11'4 and enjoying views over the garden.

Shower Room – Accessible wet room style shower enclosure, wc and wash hand basin. Neutral tiled walls, heated towel rail and frosted window to rear.

Outbuilding – Detached garage/workshop windows to the rear and side and double doors to the front.





Outside and Location...

Garden – The gardens wrap around the property to all sides but primarily to the side and rear. To the Southern aspect there is an area of lawn enclosed by plants and shrubs which leads onto a paved patio and an area laid to bark of a Westerly aspect, making the most of the evening sun. There are raised beds and a nature tree.

Driveway – Approached via five bar gates and providing Off Street Parking for numerous vehicles.

Barcombe Village offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse. Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

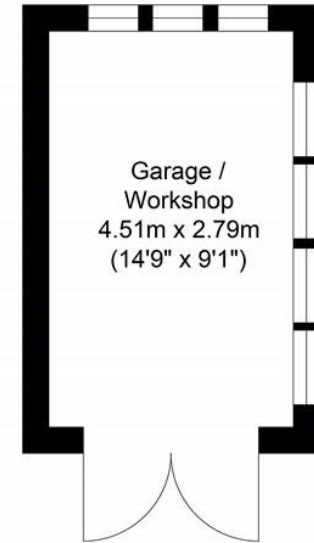
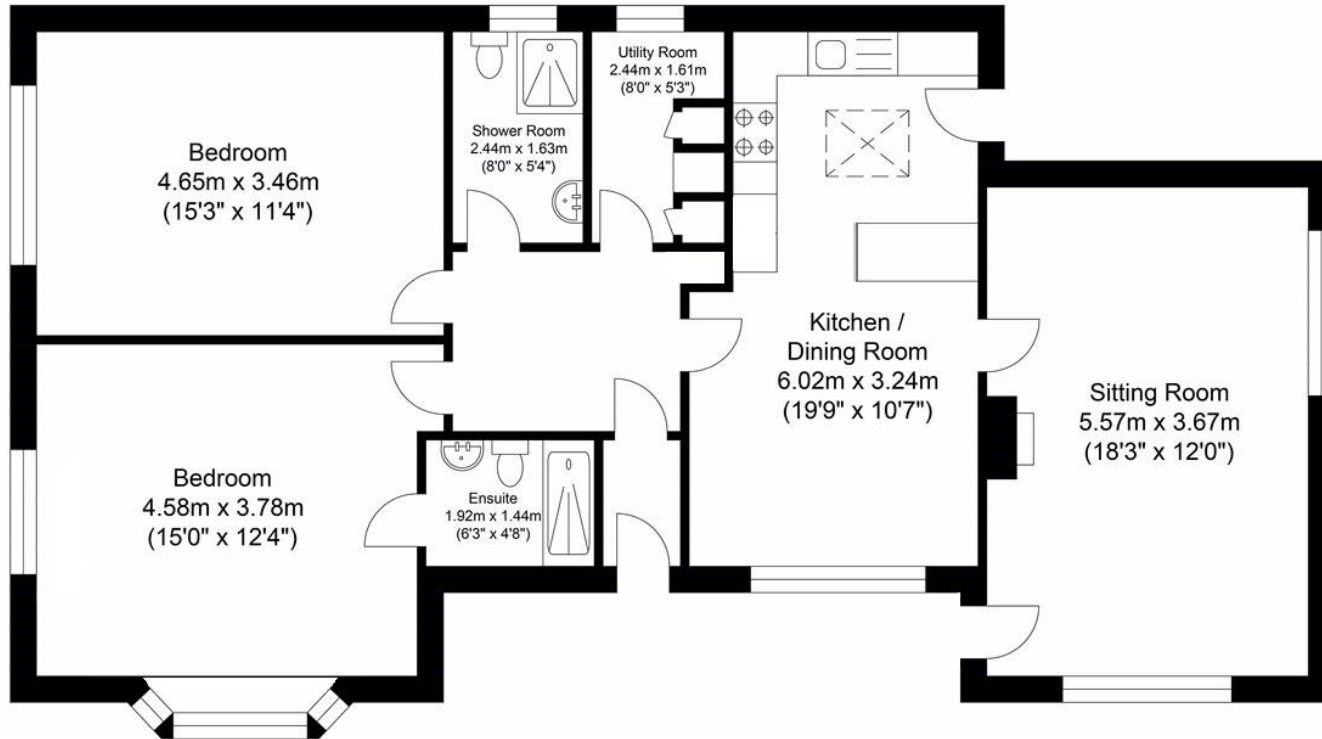
Tenure – Freehold

Calor Gas Central Heating, Boiler installed Feb 2023 – Double Glazing

EPC Rating – TBC

Council Tax Band – E





Ground Floor
 Approximate Floor Area
 987.69 sq ft
 (91.76 sq m)

Outbuilding
 Approximate Floor Area
 135.41 sq ft
 (12.58 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 91.76 sq m / 987.69 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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