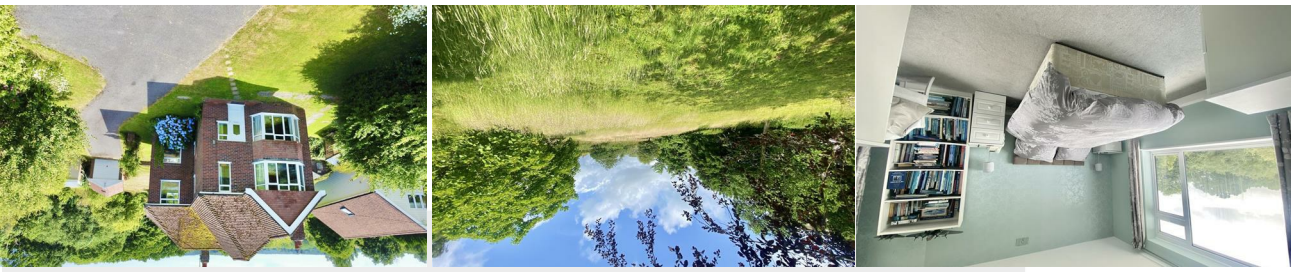
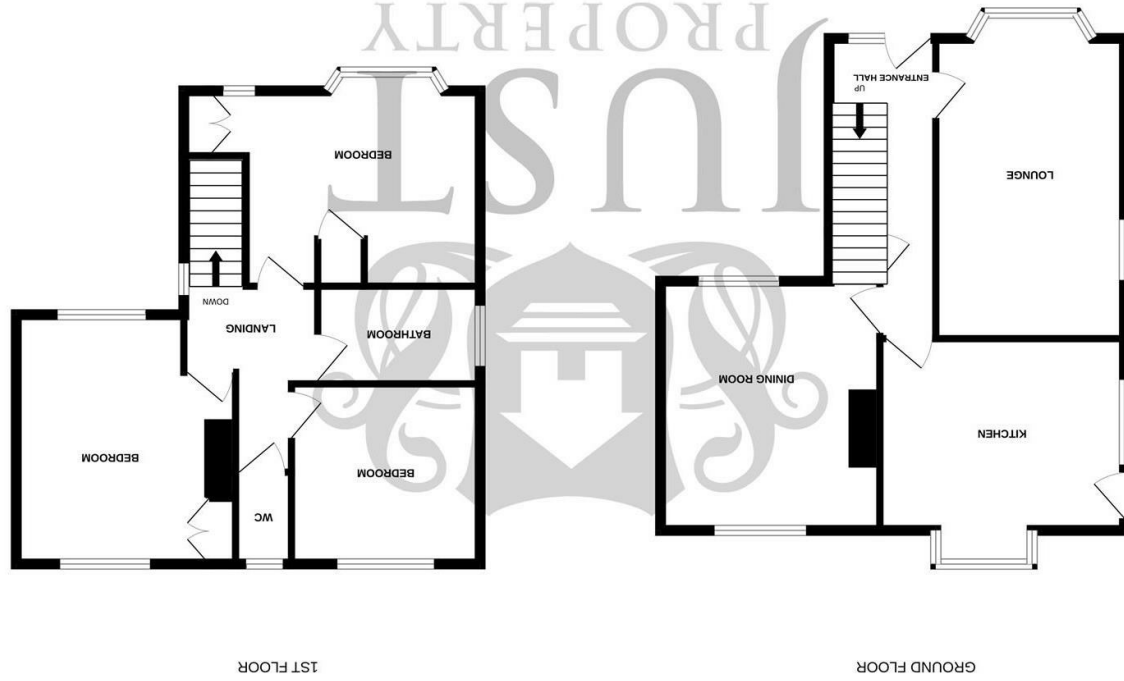


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for guidance purposes only and should be used as such 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. Made with Metropix ©2023

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	79



Tanglewood Chitcombe Road, Broad Oak, TN31 6EU

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1194.79 sq ft

Freehold

£700,000

Tanglewood Chitcombe Road, Broad Oak, TN31 6EU





3 Bedrooms

2 Receptions

1 Bathrooms

1194.79 sq ft

PROPERTY DETAILS

*** O.I.E.I £700,000 - CHAIN FREE ***

Just Property is excited to bring to the market a fantastic three double bedroom detached residence which boasts approximately four acres of land. The house is situated on the outskirts of the village of Broad Oak, Brede, which offers facilities including a general store, baker and public house as well as a doctor's surgery and the local primary school. There is a mainline railway station close by at Robertsbridge as well as in the nearby towns of Rye, Hastings, Battle, Bexhill and Winchelsea, all within easy driving distance.

The property's accommodation is arranged over two floors and includes an entrance hallway, a bay window lounge to the front and dual aspect dining room and a spacious kitchen, both overlooking the stunning gardens. To the first floor landing, there are three double bedrooms, two with south-facing views over open countryside, a bathroom and separate WC.

The property stands in approximately four acres of land which was formerly used as a market garden. Leading through the front gates there is a tarmac driveway with parking for several vehicles and a single garage. The property also offers an attractive front garden with many established plants and shrubs. The rear gardens consist of a raised lawned area leading from the kitchen, a spacious lower lawn which leads down to the vast and beautiful informal gardens into a picturesque, wooded area. There are various brick out-buildings and potting sheds to the rear of the property which enjoys commanding views across open countryside.

Further benefits of this property include gas-fired central heating, double glazing and a wonderful rural location. To fully appreciate this rare opportunity, a viewing is considered essential via the vendor's sole agent Just Property.

W.3.W. location - [///comedy.parading.jiggle](#)



ROOM DIMENSIONS

Front Door

Entrance Hall

Lounge
16'4" x 10'2" (4.99 x 3.12)

Dining Room
13'1" x 11'11" (4 x 3.65)

Spacious Kitchen
13'6" x 9'10" (4.14 x 3)

Stairs to First Floor Landing

Bedroom
13'8" x 10'8" (4.18 x 3.26)

Bathroom
8'10" x 5'2" (2.7 x 1.6)

Bedroom
13'1" x 11'11" (4 x 3.65)

Bedroom

10'4" x 9'10" (3.16 x 3)

Separate W.C

Off Road Parking for Multiple Vehicles

Garage

Brick Built Out Building

Rear Gardens (approximately 4 Acres of Land)

Front Garden

FEATURES

- ** CHAIN FREE **
- Detached House
- 3 Double Bedrooms
- Approximately 4 Acres of Land
- Former Market Garden
- Garage and Off Road Parking
- South Facing Views
- Sought After Village Location
- Double Glazed and Gas Central Heating
- Two Reception Rooms

