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**Netherwyldes Butchers Lane, Three Oaks, East Sussex TN35 4NG
£499,950 Freehold**

Nestled in the charming rural village of Three Oaks, Butchers Lane presents an attractive modern detached family house that is sure to impress. This property offers a delightful blend of comfort and style, making it an ideal home for families. The accommodation is thoughtfully arranged over three floors, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The triple aspect living room is particularly inviting, allowing natural light to flood the space, while the separate dining room is perfect for family meals or hosting guests. The refitted kitchen is both functional and stylish, complemented by a convenient utility room and a downstairs cloakroom/wc. This home boasts four well-proportioned bedrooms, including a master suite with an en-suite bathroom for added privacy. The generous shower room has been recently modernised, ensuring a contemporary feel throughout. Two of the additional bedrooms are interconnecting and located on the second floor, offering lovely views of the surrounding area. The property benefits from gas-fired central heating, enhanced by solar panels that provide hot water, ensuring energy efficiency. Double glazing throughout adds to the comfort and warmth of the home, while the recent installation of mains drainage is a practical advantage. Outside, the property features ample off-road parking and a generous front garden, alongside a level enclosed garden to the rear, perfect for outdoor activities and family gatherings. With its idyllic location, close to a railway station providing easy access to the historical coastal town of Hastings and the ancient Cinque Port town of Rye, this property is ideally situated for both leisure and convenience. An internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.







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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

138.6 m²
1490 ft²

Reduced headroom

13.2 m²
142 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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