



CHURCH FARM CLOSE

ETCHINGHAM - £365,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes



## 6 Church Farm Close, Etchingam TN19 7AQ

**Entrance Hall - Cloakroom - Kitchen - Large Sitting/Dining Room - Conservatory - Three Bedrooms - Bathroom - Front & Rear Gardens - Garage - Off-Road Parking**

A good size three bedroom semi-detached house set in a small quite cul-de-sac location in the sought after village of Etchingam within walking distance of the mainline railway station & local Primary School. The accommodation features a spacious sitting/dining room, kitchen, conservatory, three bedrooms, front & rear gardens and single garage (adjoining neighbours garage) plus off-road parking. NO ONWARD CHAIN.

### **ENTRANCE HALL:**

Radiator.

### **CLOAKROOM:**

Obscured double glazed window. WC. Wash basin. Radiator.

### **SITTING ROOM:**

Double glazed window to conservatory. Understairs cupboard housing fuse box. Radiators. Sliding door opening to:

### **CONSERVATORY:**

Double glazed windows and roof. Sliding door to patio area. Vinyl effect flooring. Radiator.

### **KITCHEN:**

Double glazed window to front. Matching wall and base cupboards. Inset hob with extractor fan over. Built-in oven. Space for washing machine. Integrated dishwasher. Tiled flooring. Radiator.





**FIRST FLOOR LANDING:**

Access to loft. Airing cupboard housing hot water cylinder with slatted shelves over.

**BEDROOM:**

Double glazed window to rear with countryside views. Two built-in double wardrobes. Radiator.

**BEDROOM:**

Double glazed window to front. Radiator.

**BEDROOM:**

Double glazed window to rear with countryside views. Radiator.

**BATHROOM:**

Obscured double glazed window. Wash basin. WC. Bath with mixer tap and shower attachment over. Part tiled walls. Extractor fan. Radiator.

**OUTSIDE:**

The FRONT garden is laid to lawn and hedge enclosed with off-road parking space giving access to a single garage with up-and-over door with power, light, overhead storage and housing the oil-fired central heating boiler. The REAR garden is mainly laid to lawn with a patio area adjacent to the conservatory. Shed. Personal door access to garage.

**SITUATION:**

Etchingam Village sits in the High Weald AONB with a mainline rail service to London, Post Office, Church & Primary School. The railway station includes 'The Bistro', which has a bar and pizza oven and also offers takeaways, breakfasts, lunches and pizza evenings. King John's Nursery and Gardens are within walking distance, which also offers a café and a Farmers' Market every second Saturday. The villages of Burwash and Hurst Green (which provides access to the A21) are short drives to the west and east respectively each offering further amenities. The larger coastal town of Hastings lies 14 miles to the South. The Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 15 miles to the north and the area is extremely well served with educational facilities for all age groups.





**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

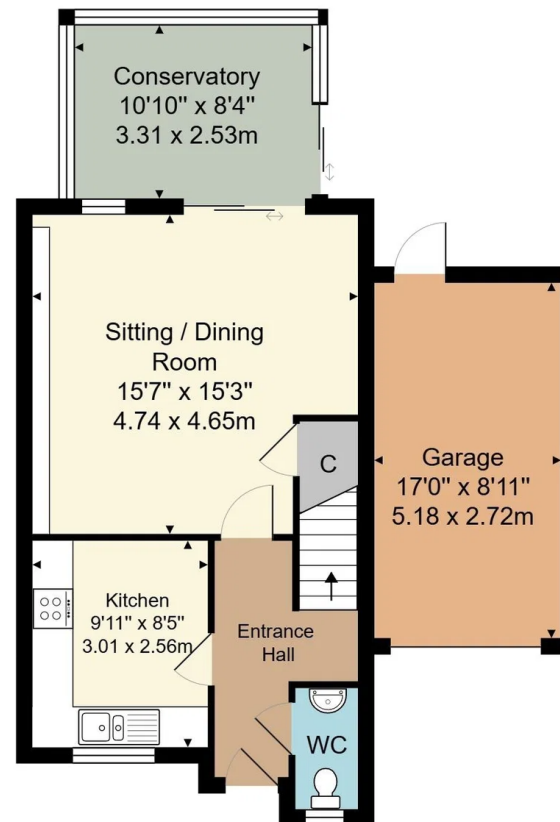
Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

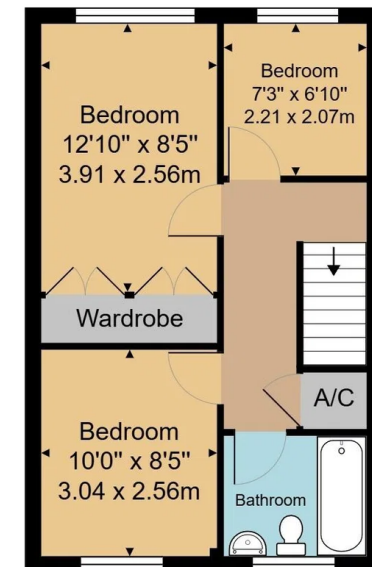
Services - Mains Water, Drainage, Electricity

Heating - Oil-fired

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 910 sq. ft / 84.6 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1075 sq. ft / 99.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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