



Beechwood

Sheepstreet Lane, Etchingam, East Sussex

A spacious 4 double bedroom detached bungalow with a self-contained annexe, providing a light, well presented and flexible living space, benefiting from a wonderful rural position off a quiet country lane with gardens of approximately 0.75 of an acre.

Guide price £775,000 Freehold

Situation:

The property is situated in a quiet tucked away position off a sought-after lane between the villages of Etchingham and Ticehurst, being approximately 1½ and 2½ miles distant respectively.

Both villages provide a range of local amenities with Ticehurst having a village store/post office, the renowned Bell Inn, chemist, zero-waste shop, gallery, café and chemist. Heathfield is 10 miles to the West and offers a comprehensive range of amenities including supermarkets, the Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 13 miles to the North and the coastal town of Hastings lies 15 miles to the South.

Etchingham station is 1½ miles distant and provides a regular service to London Bridge, Waterloo East, Charing Cross and Cannon Street. The A21 is just 2 miles away and provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 50 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and London is about 60 miles away.

The area is well served with state and independent schools for all age groups – as well as village primary schools in Etchingham and Stonegate, there is Sacred Heart School, Vinehall School, Battle Abbey, and Wadhurst and Heathfield both have Community Colleges.

The beautiful surrounding countryside provides excellent walking with numerous local footpaths, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed, and Bedbury National Pinetum and Forest are both within easy reach.

Description:

Beechwood is a spacious and well presented detached bungalow with external elevations of brick beneath a tiled roof, with double glazed windows and doors throughout, providing light and flexible accommodation, with the benefit of a self-contained annexe.

There is excellent scope for some re-modelling and enlargement (subject to the necessary consents), if required, and the property benefits from a lovely outlook over its gardens and the countryside beyond.

Arranged over one floor the accommodation includes; a good-sized entrance hall, a spacious sitting room with a feature brick fireplace with a Fireline wood burner leading through to a conservatory with french doors leading to the garden, a dining room with sliding doors leading to the garden, a kitchen/breakfast room with a range of modern wood fronted wall and base units with a laminate worksurface over, tiled splashbacks, a double bowl sink, an electric range cooker, an integrated two ring electric hob, space for various appliances including a fridge/freezer and a door leading to the garden, a master bedroom with fitted wardrobes and an en-suite shower room, three further double bedrooms and a modern family bathroom.

Outside to the front there is a brick paved drive providing parking for several cars. A gate leads to the delightful wrap around gardens and there is access via a further gate to the self-contained annexe, which has its own area of garden including a terrace, and this is arranged with a modern kitchen/dining/sitting room, a modern shower room and a mezzanine double bedroom. The gardens, which are a haven for wildlife and are approximately 0.75 of an acre, are mainly laid to lawn with a variety of mature trees, plants and shrubs. There are various terraces and enclosed areas and the garden backs onto a small meandering stream with fields beyond. There are a number of storage sheds, a large garden mower shed, and the garden is dog proofed with fencing and hedging on all sides.

Services: Mains water and electricity. Private drainage
Current council tax band: E (£3,413.03 per annum)

Local Authority: Rother District Council (01424) 787000 **Current EPC Rating:** E
Property address: Beechwood, Sheepstreet Lane, Etchingham, East Sussex TN19 7AX



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

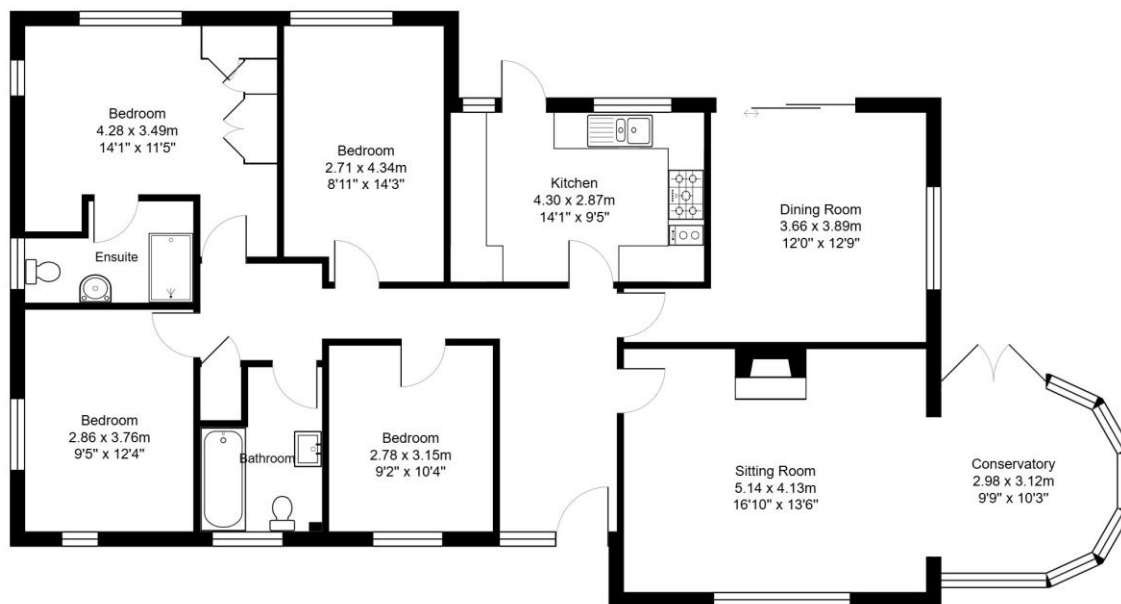


Total Area: 176.3 m² ... 1898 ft²

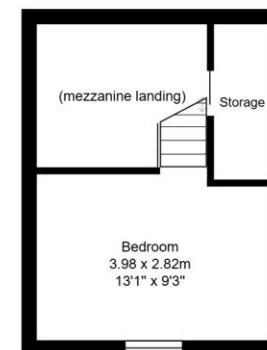
Main House: 133.8 m² ... 1441 ft²

Annexe: 42.5 m² ... 457 ft²

All measurements are approximate and for display purposes only.



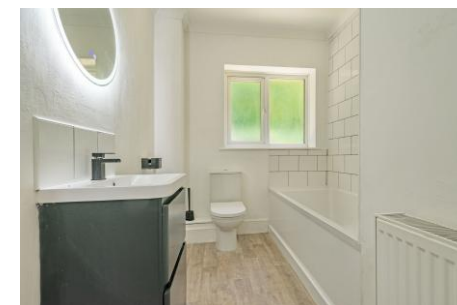
Ground Floor
Area: 133.8 m² ... 1441 ft²



Annexe Mezzanine Floor (not shown in actual location / orientation)
Area: 13.7 m² ... 147 ft²



Annexe Ground Floor (not shown in actual location / orientation)
Area: 28.8 m² ... 310 ft²



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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