



BEECHWOOD, SHEEPSTREET LANE

ETCHINGHAM - OFFERS IN EXCESS OF £800,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**Beechwood, Sheepstreet Lane,
Etchingam TN19 7AX**

**Entrance Hall - Sitting Room - Conservatory - Dining
Room - Kitchen - Four Bedrooms - Bathroom Plus En-
Suite Shower Room - Gardens Extending to
Approximately 0.75 Acres - Parking For Several
Vehicles**

DETACHED ANNEXE

**Open Plan Sitting/Kitchen/Dining Room - Shower Room
- Mezzanine Bedroom - Self Contained Patio & Garden
Area**

A four bedroom detached bungalow with detached one bedroom self-contained annexe set within grounds extending to approximately 0.75 acres situated in a delightful rural country lane location with the garden backing onto a winding stream and views across fields beyond. The main bungalow features four bedrooms, two reception rooms plus conservatory, family bathroom and en-suite shower room. The self-contained annexe features an open plan sitting room/kitchen, ground floor shower room and mezzanine level bedroom. The gardens offer lawned area and a variety of mature trees. A driveway to the front provides parking for several vehicles with a gateway through to the front of the property which could provide additional parking. Etchingam railway station is approximately 1.6 miles distant with services to London.



ENTRANCE HALL:

Double glazed front door and side window. Built-in airing cupboard housing hot water cylinder with slatted shelving and electric heater for the central heating. Access to part-boarded loft with pull down ladder and light. Coved ceiling. Wood effect flooring. Radiator.

SITTING ROOM:

Double glazed window. Feature fireplace with brick surround and built-in wood burner. Coved ceiling. Radiator. Opening into:

CONSERVATORY:

Double glazed windows and double glazed roof. Tiled flooring. French doors leading out to the garden.





DINING ROOM:

Double glazed window and double glazed sliding patio doors overlooking the garden. Wood effect flooring. Radiator.

KITCHEN:

Double glazed window and double glazed door looking across the rear garden. Range of matching wooden wall and base cupboards. Laminate worktop with inset double bowl sink. Space for range-style cooker. Inset two ring electric hob. Space for washing machine and fridge/Freezer. Part tiled walls. Coved ceiling. Inset spotlights.

MASTER BEDROOM:

Dual aspect with double glazed windows overlooking the gardens. Fitted wardrobes, drawers and dressing table. Coved ceiling. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. WC. Pedestal wash basin. Large shower cubicle with 'Triton' electric shower with drencher head and hand-held shower. Tiled walls. Wood effect flooring. Coved ceiling. Radiator.

BEDROOM:

Double glazed window overlooking the garden. Wood effect flooring. Coved ceiling. Radiator.

BEDROOM:

Dual aspect with double glazed windows overlooking the garden. Coved ceiling. Radiator.

BEDROOM:

Double glazed window overlooking the front garden. Coved ceiling. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with mixer taps and shower attachment. WC. Wash basin with drawers under. Part tiled walls. Coved ceiling. Radiator.

OUTSIDE:

The property features a brick set driveway providing off street parking for a number of vehicles with gate leading to the front area, which could provide additional parking. Gardens wrap around the bungalow and features a large area of lawn, mature trees, paved patio, timber storage sheds and a substantial timber built garden/mower shed backing onto a winding stream and with views across the fields beyond.

DETACHED ANNEXE:

Double glazed French doors leading to the garden and overlooking the stream.

Open Plan Sitting/Kitchen/Dining Room: Double glazed window. Vaulted ceiling. Range of matching wall and base cupboards. Wood effect worktop with inset sink. Integral dishwasher and space for fridge/freezer. Cupboard housing electric boiler. Built-in storage cupboard. Inset spotlights. Radiator.

Shower Room: Double glazed window. Large shower cubicle with thermostatic shower featuring drencher head and hand-held shower. WC. Wash basin with drawer under. Inset spotlights. Heated towel rail. Extractor fan.

Stairs To Mezzanine Bedroom: with double glazed window overlooking the garden and stream. Further Velux window. High level storage space.

Outside: Self contained patio and garden area leading down to the stream.

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:

E

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

Services - Mains Water, Electricity

Heating - Electric

Private Drainage - Sewage Treatment Plant



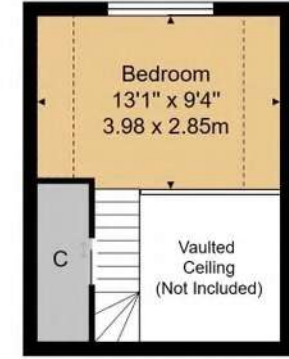
Bungalow Approx. Gross Internal Area 1439 sq. ft / 133.7 sq. m
 Annexe Approx. Gross Internal Area 453 sq. ft / 42.1 sq. m



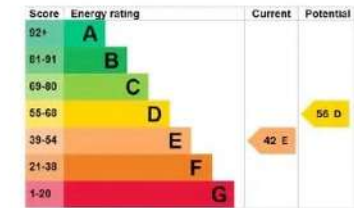
Bungalow



Annexe Ground Floor



Annexe First Floor



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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