

PCM
ESTATE AGENTS

Mouchers Roost, Butchers Lane, Hastings, TN35 4NH

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Price £475,000

PCM Estate Agents are delighted to present to the market this detached four-bedroom bungalow, positioned in a quiet and tucked-away location within the popular village of Three Oaks. Offering a peaceful countryside setting whilst remaining conveniently placed for Hastings, Westfield, Icklesham and the historic town of Rye,

This well-presented home provides spacious and versatile accommodation together with an impressive private rear garden. A particular feature of the property is the expansive, level rear garden, which enjoys a wonderful degree of privacy and seclusion, backing towards woodland and providing an excellent space for entertaining, relaxing or for keen gardeners and families to enjoy. the garden is complemented by a block-paved patio, mature planting and two useful outbuildings, including an insulated summer house currently used as an office and a large barn-style shed with mezzanine storage.

Inside the accommodation comprises an entrance porch leading into a welcoming hallway, a generous lounge and dining room, modern fitted kitchen with garden outlook, separate utility room, four good-sized bedrooms, modern family bathroom and an additional separate WC. The property also benefits from a useful loft room, providing versatile additional space ideal for a home office, hobby room or occasional guest accommodation.

To the front, a driveway provides off-road parking for multiple vehicles, while further benefits include gas-fired central heating and double-glazed windows. The location is particularly appealing, with beautiful countryside and popular walking routes surrounding the village, making it ideal for those seeking a quieter way of life and for dog owners or outdoor enthusiasts. Three Oaks also benefits from its popular country pub, providing a genuine village atmosphere with regular entertainment and a friendly community feel, whilst the nearby Three Oaks railway station offers convenient connections further afield. This combination of peaceful village living, excellent outdoor space, a much-loved local pub and convenient access to the surrounding towns makes this an appealing proposition for a variety of buyers.

Viewing comes highly recommended to fully appreciate the location, accommodation, gardens and overall lifestyle this property has to offer. Please contact the owners' agents today to arrange your immediate viewing and avoid disappointment.

DOUBLE GLAZED FRENCH DOORS
Providing access to;

ENTRANCE PORCH
Sandstone flooring, double glazed windows to side and front aspect, further wooden partially glazed door opening to;

ENTRANCE HALL
Stairs rising to loft room, wood flooring, radiator, door to;

LOUNGE-DINING ROOM
25'6" x 9'9" (7.77m x 2.97m)
Oak flooring, two radiators, double glazed windows to rear and side aspects overlooking garden, double glazed French doors providing access to and having pleasant views over the garden, door to;

BEDROOM
9'8" x 9'1" (2.95m x 2.77m)
Radiator, double glazed window to side aspect.

KITCHEN
11'9" x 11'7" (3.58m x 3.53m)
Inset LED down lighting, oak flooring, part tiled walls, radiator, fitted with a range of lower base cupboards and drawers, six ring gas Range style cooker with double oven, griddle and fitted cooker hood over, inset ceramic butler style sink with mixer spray tap, space and plumbing for dishwasher extractor for ventilation, space for tall fridge freezer, double glazed window to rear aspect providing pleasant views over the garden, door to;

UTILITY ROOM
10'2" x 4'9" (3.10m x 1.45m)
Fitted with a range of eye and base level cupboards and drawers with work surfaces over, tiled flooring, part tiled walls, space and plumbing for washing machine, inset drainer/ sink unit with mixer tap, double glazed window to side aspect, double glazed door providing access to and having a pleasant outlook over the garden, door to;

WC
Low level wc, wall mounted wash hand basin with mixer tap and tiled

splashback, radiator, tiled flooring, extractor for ventilation, double glazed frosted glass window to side aspect.

BEDROOM
12'0" x 10'6" (3.66m x 3.20m)
Fireplace, radiator, double glazed window to front aspect.

BEDROOM
12'1" x 10'6" (3.68m x 3.20m)
Radiator, double aspect with double glazed windows to side and front aspects.

BEDROOM
12'1" x 10'2" (3.68m x 3.10m)
Radiator, cupboard concealed wall mounted consumer unit for the electrics and cupboard concealed Worcester combi boiler, double glazed window to side aspect.

BATHROOM
Modern newly fitted bathroom suite comprising P shaped panelled bath with mixer tap, electric shower over bath with glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, chrome ladder style heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, inset LED down lighting, double glazed window to rear aspect with views over the garden.

LOFT ROOM
17'6" x 8'7" (5.33m x 2.62m)
LED down lighting, Velux window to rear aspect.

REAR GARDEN
Expansive, private and enclosed rear garden mainly laid to lawn with a block paved patio. The patio extends to the side with wooden shed, gated access to the front of the bungalow, outside lighting and two outbuildings.

SUMMER HOUSE
8' x 8' (2.44m x 2.44m)
Timber framed construction with an apex roof, wooden French doors, two windows, insulated with power and light.

BARN SHED
16' x 10' (4.88m x 3.05m)
Large with double opening doors and mezzanine storage.

FRONT GARDEN
Driveway extending to the side of the property providing off road parking for multiple vehicles, area of lawn, pathway to front door.

Council Tax Band: C

















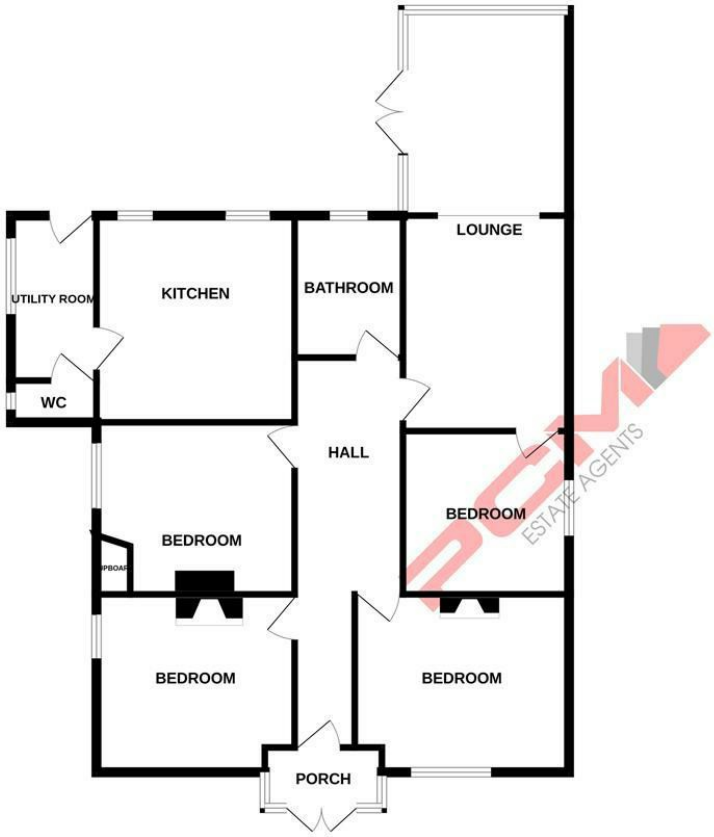




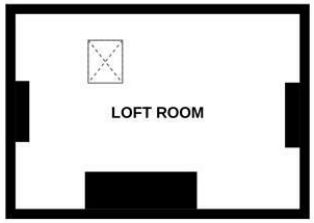




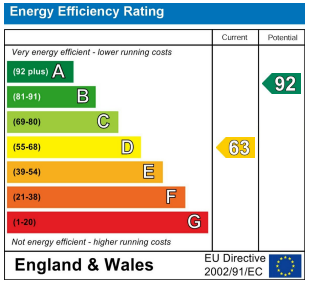
GROUND FLOOR

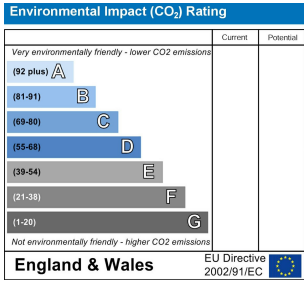


1ST FLOOR



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