



ESTATE AGENTS

Hop House, 2 Old Coghurst Farm Cottages, Rock Lane, Three Oaks, TN35 4NX

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Price £475,000

PCM Estate Agents are delighted to present a truly exceptional opportunity to acquire this SEMI-DETACHED THREE BEDROOM COUNTRY HOME, nestled in the sought-after village of Three Oaks. Set in an IDYLIC POSITION, the property commands sweeping VIEWS over open countryside, all within a generous plot.

As you step inside, a lovely hallway welcomes you, offering plenty of built-in storage and direct access to a convenient ground-floor shower room. From entrance hall, you enter a LARGE OPEN PLAN KITCHEN-DINING SPACE, where light pours in and you can gaze over the BEAUTIFULLY KEPT GARDENS and the countryside beyond. The CIRCULAR LIVING ROOM, once part of an Oast, exudes CHARACTER and again enjoys LOVELY VIEWS. Upstairs, the landing leads to THREE GENEROUSLY PROPORTIONED BEDROOMS and a well appointed family bathroom, each room taking in those far-reaching views.

This home is a RARE GEM perfectly placed for countryside strolls, yet within easy reach of Three Oaks' charming pub, excellent schools, and the amenities of Westfield and Hastings.

The GARDENS are a STANDOUT FEATURE, a wide expanse of lush lawn, ideal for family life or a green-fingered enthusiast. With its original charm intact and AMPLE OFF ROAD PARKING, this truly is a dream country retreat.

Having been used as a holiday cottage generating an income this could be a home or an investment opportunity for the new owner.

Viewing comes highly recommended.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Tiled flooring, inset LED ceiling spotlights, radiator, double glazed window to front aspect, space and plumbing for washing machine with shelving above, wall mounted boiler, additional storage alcove with power and lighting, doors to:

SHOWER ROOM

Tiled flooring, tiled walls, LED inset ceiling spotlights, wc, wash hand basin, walk-in shower with waterfall style shower head, chrome heated towel rail, shaver point, double glazed frosted window to side aspect.

KITCHEN-DINER

21'2 max narrowing to 8' x 17'8 (6.45m max narrowing to 2.44m x 5.38m)

Comprising a range of eye and base level units, worksurfaces, inset sink with mixer tap, space and plumbing for dishwasher, space for electric range master cooker with extractor fan above, LED inset ceiling spotlights, tiled flooring, opening to the dining area with ample space for table and chairs, radiator, built in storage cupboard providing ample space for coats and shoes, double glazed window to side aspect, door opening to:

LOUNGE

15' max x 14'3 max (4.57m max x 4.34m max)

Feature wood burning stove with tiled hearth, exposed wooden floorboards, radiator, storage cupboard, three double glazed windows to the side and rear aspect, one of which being a circular window providing a pleasant outlook onto the garden, further door to:

INNER LOBBY

UPVC style door providing access to the rear garden, radiator, stairs rising to:

FIRST FLOOR LANDING

LED inset ceiling spotlights, two storage cupboards, door to:

BEDROOM

19'3 max narrowing to 15' x 11'5 max (5.87m max narrowing to 4.57m x 3.48m max)

Radiator, stained glass single glazed window overlooking the first floor landing, three double glazed windows providing a pleasant outlook over nearby countryside and once of which providing pleasant views over the garden.

BEDROOM

15'6 max x 12'1 (4.72m max x 3.68m)

Radiator, dual aspect with double glazed windows to side and front aspects.

BEDROOM

12'4 x '7 (3.76m x '2.13m)

Radiator, exposed ceiling beams, double glazed window into the eaves.

BATHROOM

Tiled bath with mixer tap and shower attachment above, low level dual flush wc, freestanding wash hand basin with mixer tap, loft hatch, LED inset ceiling spotlights, extractor fan, ladder style towel rail, double glazed window to side aspect.

OUTSIDE - FRONT

The property benefits from off road parking with steps leading to an area of patio, providing ample space for outdoor seating and dining, gated access to the rear garden.

REAR GARDEN

A particular feature an currently arranged into two sections, the first of which being a large area of lawn with mature trees and shrubs, additional gated access to the front of the property. There are established hedges with an opening leading to a secluded area of garden with stone walkway, leading to a variety of mature trees and shrubs, and a perfect area for growing fruit and vegetables. There is also a storage shed and an area of seating, perfect for enjoying those summer evenings.

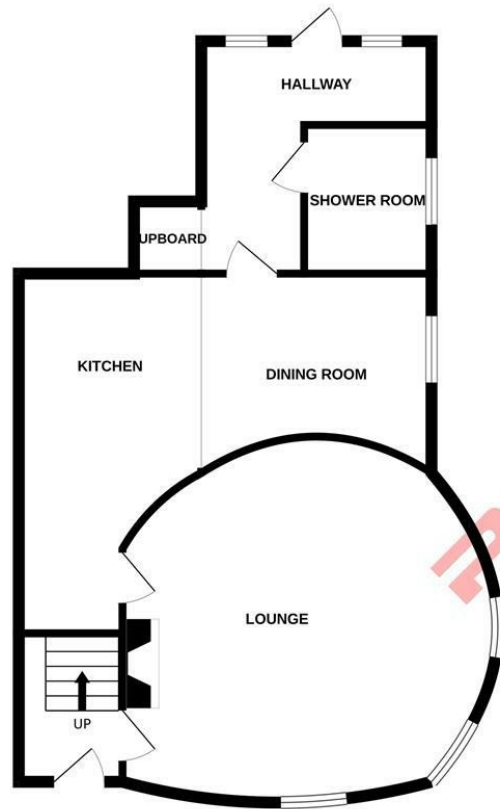
Council Tax Band: E



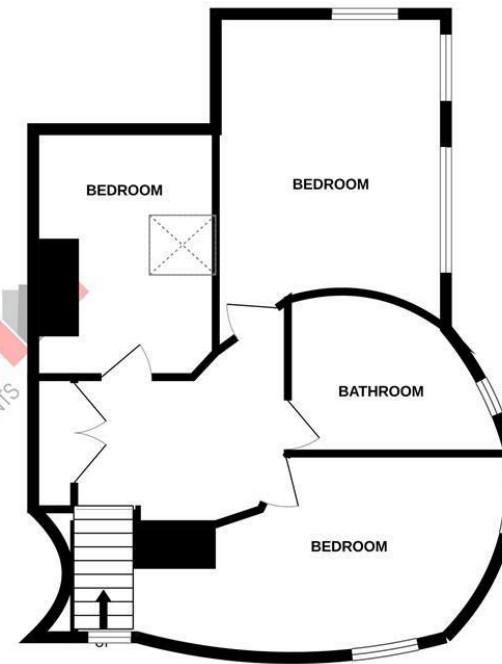




GROUND FLOOR



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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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		
	42	85
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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.