



Moloney
COUNTRY PROPERTY



LARK COTTAGE RURAL ETCHINGHAM

LARK COTTAGE, 4 BURGH HILL COTTAGES, BURGH HILL, ETCHINGHAM, EAST SUSSEX. TN19 7PB

A CHARMING, END OF TERRACE TWO BED, UNLISTED PERIOD COTTAGE IN RURAL LANE LOCATION ADJOINING WOODLAND, ACCOMMODATION INCLUDES SITTING ROOM WITH WOOD-BURNING STOVE, MODERN FITTED KITCHEN/BREAKFAST ROOM, 2 BEDROOMS AND BATHROOM. CLOSE TO EXCELLENT TRANSPORT LINKS, A21 AND MLS WITH EASY ACCESS TO TUNBRIDGE WELLS, HASTINGS & LONDON. 80FT REAR GARDEN.

ACCOMMODATION LIST: SITTING ROOM KITCHEN/BREAKFAST ROOM, BEDROOM ONE, BEDROOM 2/STUDY, BATHROOM, GOOD SIZE REAR GARDEN. ELECTRIC BOILER.



Three stone and brick steps up to:

Part obscure double glazed door to:

SITTING ROOM: Double glazed window with shutter to the front, matching window to side. Inglenook fireplace inset with Villager cast iron wood burning stove on the stone hearth. Painted panelled ceiling. Stairs to the first floor. Opening to:

KITCHEN/BREAKFAST ROOM: Double glazed window overlooking the rear garden and part glazed wooden door leading out to the rear. Fitted with L shape run of white base and wall units with laminate wood effect worktop over, metro tiled splash-backs. Neff hob with extractor/light over and oven below. Drawer pack. Double base unit with 1 1/2 bowl, single drainer, stainless steel sink unit. Plumbing for washing machine. Space for fridge freezer space & small table. Cupboard housing Comet electric boiler and hot water tank. Vinyl floor.

Turned staircase to the first floor:

LANDING: Part painted panelled walls. Matching doors to all rooms. Inset light.

BEDROOM ONE: Double aspect room with double glazed windows to front and side. Painted panelled ceiling. Duck's nest fireplace set into wooden surround. Inset lights.

GUIDE PRICE £375,000



BEDROOM TWO/STUDY: Double glazed window to the rear. Insert ceiling lights. Loft hatch to partly boarded storage area.

BATHROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin with mirror doored cabinet over and panelled bath with telephone shower over. Vinyl floor. Inset ceiling lights, extractor.

OUTSIDE: The property is approached from the lane over 3 stone and brick steps. A gated public path to the side leads to gated access into the rear garden and directly to woodland walks at the rear. To the rear of the property is a brick built attached store. The good size, 80ft garden is hedged and fenced to both sides with areas of level lawn and planted borders to both sides.

SERVICES: Mains electric, water and drainage.

FLOOR AREA: 75 m² (807 ft²) Approx.

EPC RATING: 'E'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

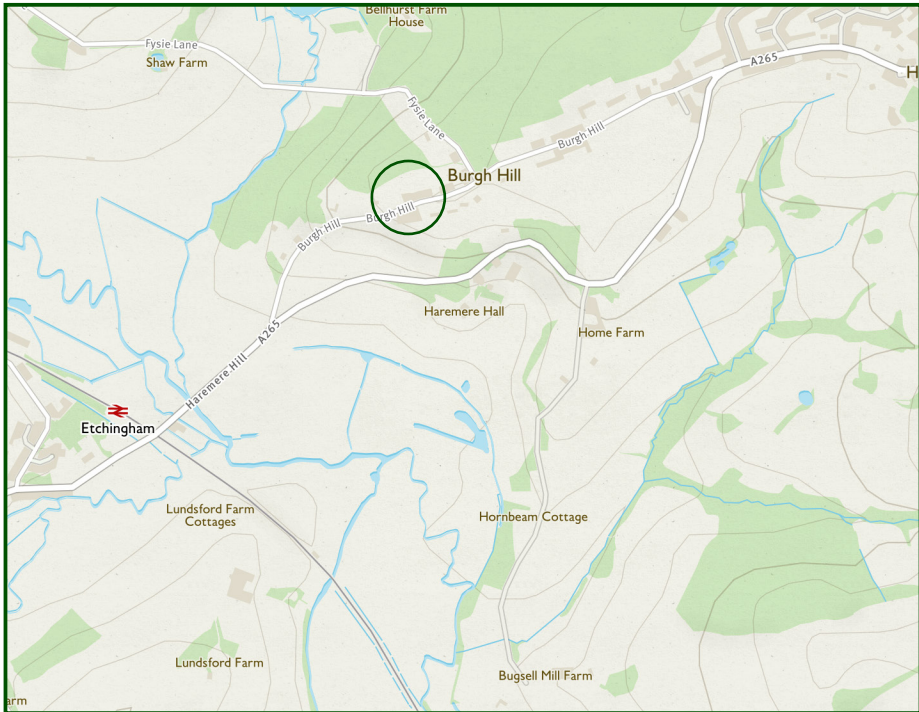
TRANSPORT LINKS: For the commuter, Etchingham station provide services via Tonbridge to London Charing Cross and south to Hastings, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A21 (London Road) on reaching Hurst Green turn right onto the A265 (Station Road) towards Etchingham & Heathfield. After approx. ½ mile turn right into Burgh Hill, after approx. ¾ mile Lark cottage will be found on the right-hand side beyond Fysie Lane.

What3Words (Location): [///chiefs.move.factor](https://www.what3words.com/chiefs.move.factor)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

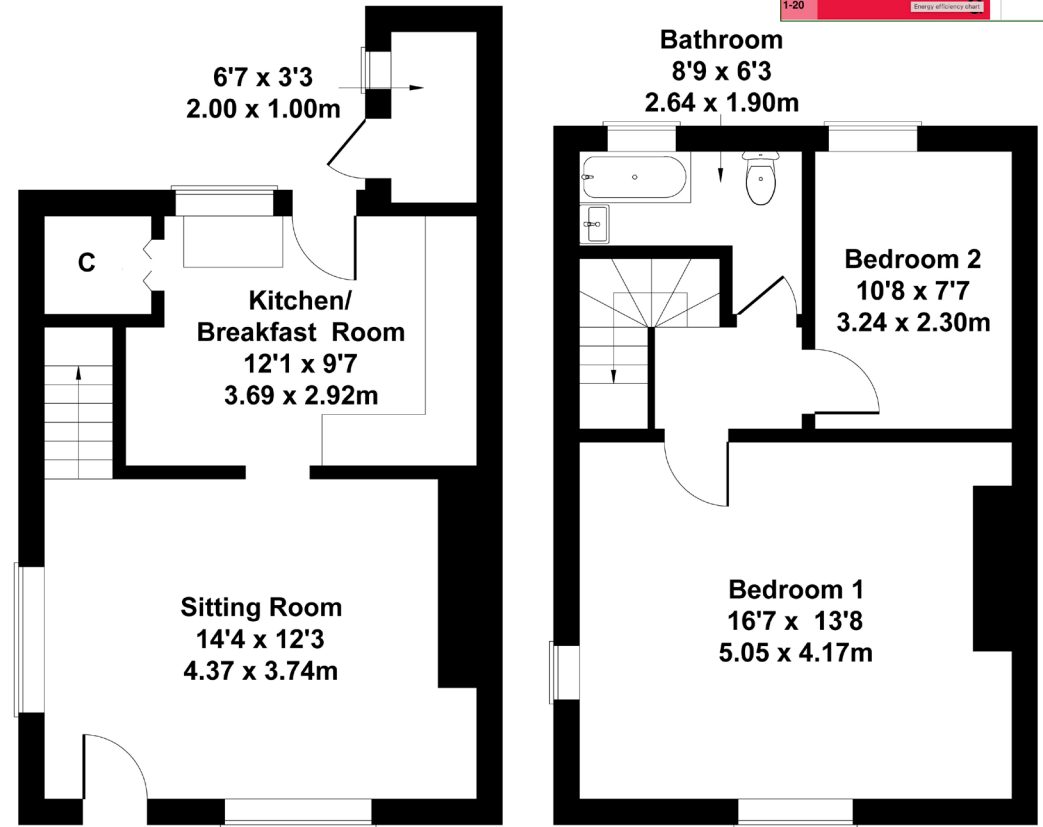


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Lark Cottage

Approximate Gross Internal Area
807 sq ft - 75 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20			



Not to Scale.
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