



Moloney
COUNTRY PROPERTY



BIRCHTREES BROAD OAK

BIRCH TREES, CHITCOMBE ROAD, BROAD OAK, EAST SUSSEX. TN31 6EU

CHAIN FREE. A VERY SPACIOUS, 2 BED, DETACHED BUNGALOW, SITTING IN GOOD SIZE, MATURE GARDENS ON THE RURAL OUTSKIRTS OF THE VILLAGE, COMPRISING LARGE RECEPTION/DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, 1 EN-SUITE & SHOWER ROOM. ATTACHED GARAGE NOW PRESENTED AS UTILITY/STORE, WORKSHOP & STUDIO, CARPORT. ORP. GFCH.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, 1 WITH EN-SUITE SHOWER ROOM, SHOWER ROOM. DRIVEWAY PROVIDING PARKING, CARPORT, ATTACHED GARAGE COMPRISING UTILITY AREA, STORE & STUDIO, FRONT GARDEN, GOOD SIZE REAR GARDEN, 2 GREEN HOUSES, TIMBER STORES. GFCH.



Double glazed door with panels to both sides to:

PORCH: Quarry tiled floor, exposed brick walls. Obscured glazed door to:

ENTRANCE HALL: L-shaped spacious hallway with matching doors to all rooms. Coved ceiling, loft hatch. Walk in storage cupboard with double glazed window to the rear, tiled walls. Obscured glazed panel with door to:

SITTING/DINING ROOM: Double aspect room with twin double glazed windows to the front and window to the side. Brick fire surround on slate hearth. Obscured glazed panel through to kitchen/breakfast room. TV point. Coved ceiling. Fujitsu air conditioning unit. Space for dining table.

KITCHEN/BREAKFAST ROOM: Double glazed window enjoying views over the rear garden & part glazed door leading out to the side carport with window alongside. Fitted with range of cream, high gloss base and wall units with roll edge wood effect worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Tiled splash-backs. AEG

GUIDE PRICE £525,000



ceramic hob with extractor/light over. AEG double electric ovens with cupboard above and drawers below, integrated Blomberg washing machine. Airing cupboard housing hot water tank with slatted shelves over. Ceramic tiled floor. Space for table. Dimplex heater.

BEDROOM: Double aspect room with large double glazed picture windows to the front and side. Fitted with range of wardrobe cupboards with hanging rails, shelves, glazed display shells with drawers below. Coved ceiling. Daikin electric radiator.



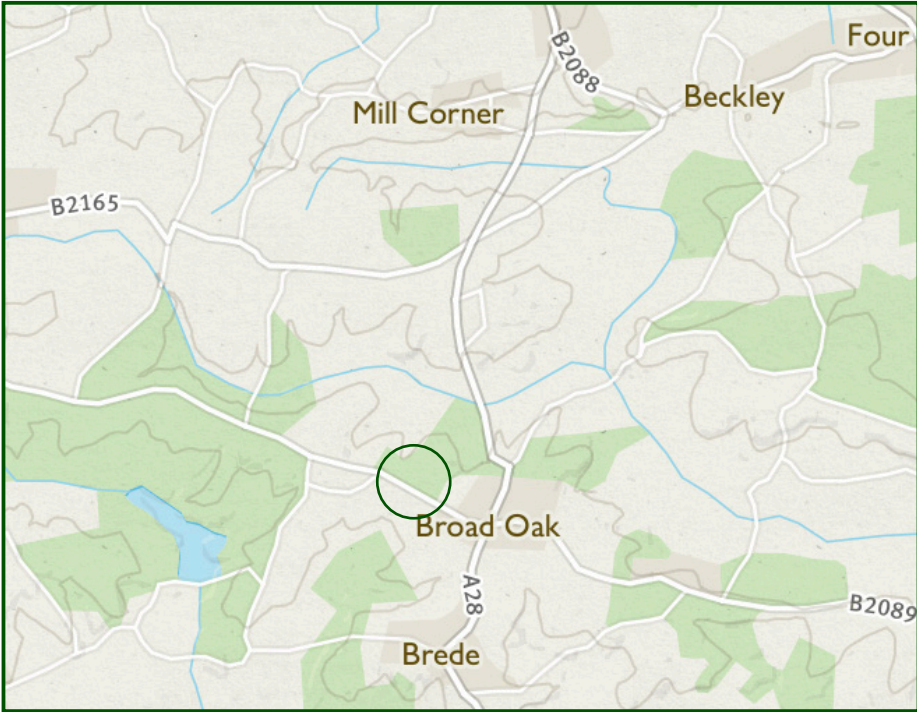
BEDROOM: Double glazed window enjoying views over the rear garden. Coved ceiling. Fitted with range of wardrobe cupboards and matching over bed cupboards. Daikin air electric radiator. Door to:

EN SUITE SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & double walk in shower with glass screen to side. Dimplex wall mounted heater. Tiled walls, inset ceiling lights.

SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & corner shower cubicle. Inset ceiling lights, extractor, tiled floor.



OUTSIDE: The property is approached from the road over a gated driveway providing parking and giving access to the carport and the attached garage, which has been divided into a utility area/store with Baxi gas fired boiler & door to the rear garden. Second storage area/workshop and studio with double glazed window enjoying views over the rear garden. The good size front garden is mainly laid to lawn interspersed with specimen trees and shrubs with a hedged front boundary. To the side of the garage is a paved terrace with path leading onto the rear garden with 2 greenhouses and garden stores. The garden extending to 0.40 acre (approx.) is mainly laid to level lawn with planted beds and borders, fish pond, log store to the side of the garage and further area of paved terrace.



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.

SERVICES: Mains water & electricity connected, private drainage. Gas fired central heating.

FLOOR AREA: 184m² (1,981 ft²) approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, 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 in a southerly direction on the A28, turn right at the Broad Oak crossroads into Chitcombe Road. Birchtrees will be found on the right hand side of the road, shortly before the turning into Whiteacres Close.

What3Words (Location): ///dance.ants.originate

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

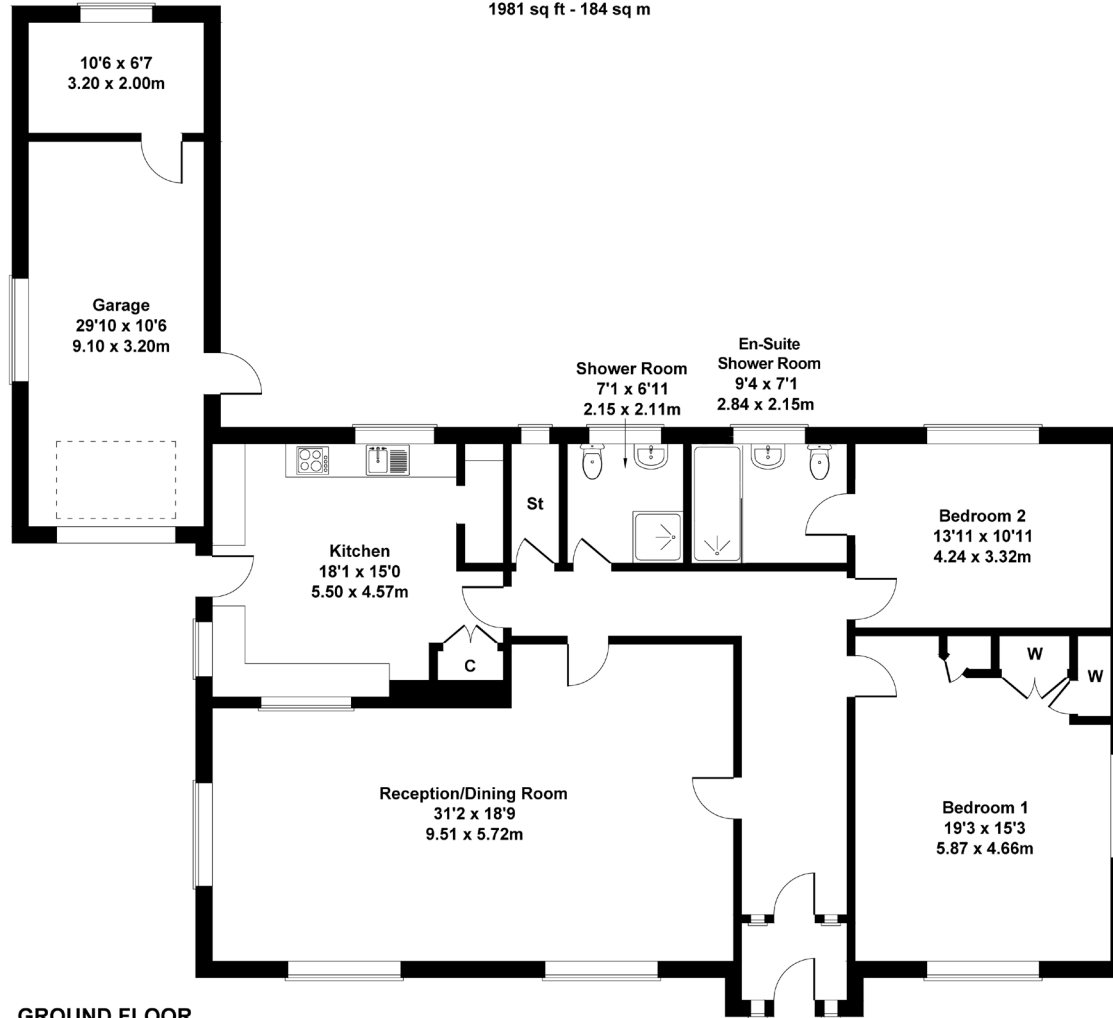
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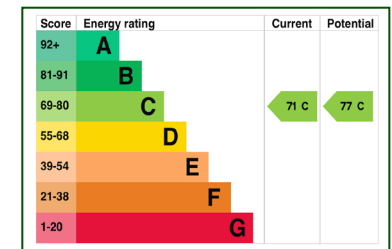
Birchtrees

Approximate Gross Internal Area
1981 sq ft - 184 sq m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.



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