



PLATTS FARM COTTAGE, FONTRIDGE LANE

ETCHINGHAM - £650,000



Platts Farm Cottage, Fontridge Lane, Etchingam TN19 7DG

Entrance Lobby - Entrance Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - Utility Area - Storage Room - First Floor Landing - Master Bedroom With Ensuite Shower Room - Two Further Bedrooms - Bathroom - Driveway Providing Off Road Parking - Gardens & Grounds of 0.24 acres

A stunning detached 3 bedroom chalet is set in a rural position with gardens of 0.24 acres just a short drive from Burwash village and 3 miles from Etchingam with a mainline rail service to London. The property benefits from views over adjoining fields and has been improved to include two bathrooms, a triple aspect sitting room, modern kitchen, dining room, ground floor utility area and storage room offering potential for an additional reception room/bedroom. There is off road parking and viewing is essential to appreciate the property and its location.

ENTRANCE LOBBY:

A part glazed front door. Timber effect flooring. Radiator. Inner glazed panel door into:

ENTRANCE HALL:

Stairs to first floor with useful cupboard below. Wall mounted central heating thermostat. Timber effect flooring. Radiator. Doors to:

CLOAKROOM:

Obscured uPVC double glazed window. WC. Wash basin. Localised tiling. Timber effect flooring. Radiator.

SITTING ROOM:

A bright triple aspect room with uPVC double glazed windows benefitting from wonderful countryside views over fields and trees in the distance. Open fire with quarry tiled hearth. Timber effect flooring. Recessed ceiling downlighters. Radiators.

DINING ROOM:

uPVC double glazed window to side. Exposed painted brickwork. Timber effect flooring. Radiator.

KITCHEN:

Dual aspect room with uPVC double glazed windows. Fitted with a modern kitchen with range of worktops including one and half bowl composite sink and drainer with mixer tap over. Inset four ring electric hob. Matching cupboard and drawer units below with modern splash back. Slimline dishwasher. Tower-style unit incorporating stainless steel brush fronted oven and grill. Space for fridge/freezer. Door to airing cupboard housing hot water tank with linen storage over. Timber effect flooring. Radiator. Door to:



COVERED UTILITY AREA:

Space for washing machine and further appliance. Wall mounted LPG gas fired central heating boiler. Outside light. Door to outside. Further latch door to:

STORAGE ROOM:

A useful room with potential to be an additional reception room/bedroom with window to side. Light.

FIRST FLOOR LANDING:

Mid-level large uPVC picture window benefitting from wonderful countryside views over fields and trees in the distance. Access to loft space. Radiator. Doors to:

BEDROOM ONE:

Large uPVC double glazed picture window to front benefitting from stunning views. Access to eaves storage space. Door to:

ENSUITE SHOWER ROOM:

Obscured uPVC double glazed window. Fitted with a white suite with chrome effect fittings comprising low level WC with twin button flush. Contemporary wash basin with mixer tap and useful storage cupboard below. Enclosed shower cubicle. Chrome heated ladder style towel rail.

BEDROOM TWO:

uPVC double glazed window with aspect to trees. Radiator.

BEDROOM THREE:

Dual aspect with uPVC double glazed windows. Timber effect flooring. Radiator.

BATHROOM:

Obscured uPVC double glazed window. Fitted with a contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern and wash basin with useful storage below and display shelf aside. Panelled bath with mixer tap and shower attachment over. Localised tiling. Heated chrome effect ladder style towel rail.

OUTSIDE:

The property sits in a bold plot extending to 0.24 acres with a driveway to the front providing off-road parking and a gated access to the property. Areas of garden to all sides including areas of lawn with wonderful countryside views over fields and trees in the distance.

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 BAND: G

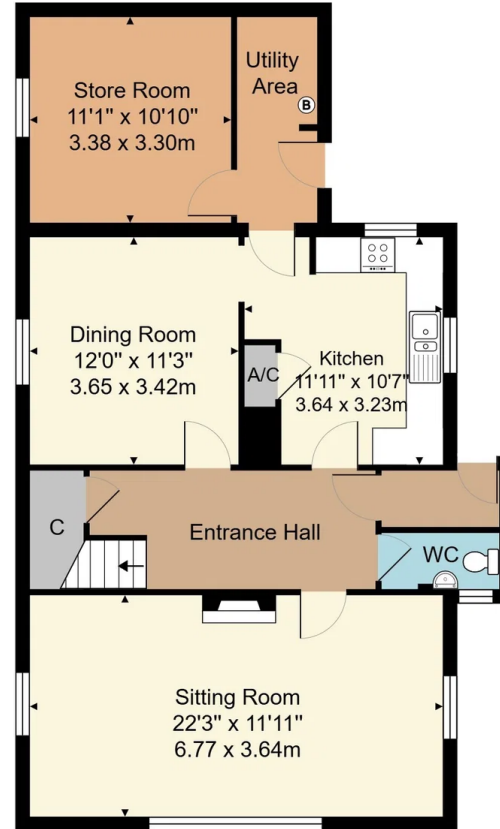
ADDITIONAL INFORMATION:

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 - LPG
 Private Drainage - Septic Tank

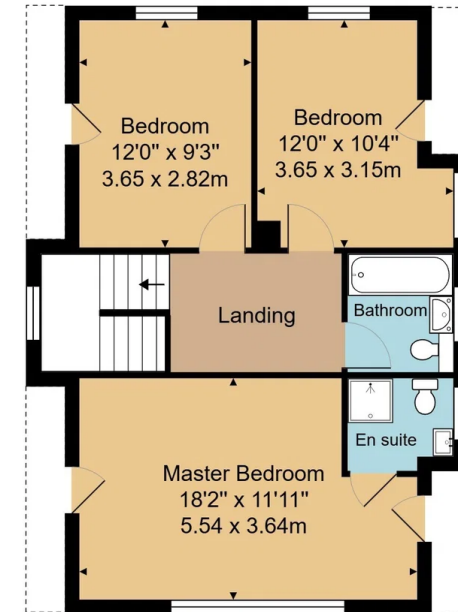
ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		27 F
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1509 ft² ... 140.2 m²

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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