



1 Church Farm Cottages Church Lane, Etchingham

£350,000 Freehold

CHAIN FREE. Situated in the heart of Etchingham, East Sussex, this well-presented two-bedroom home enjoys a large lawned front garden, driveway parking for two cars, a bright living room with fireplace, conservatory, and a rear garden with a sandstone patio and artificial lawn.



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Stepping inside, the entrance hall is finished with a practical tiled floor and provides access to the main living spaces. To the right, the sitting room is a bright and comfortable space overlooking the front garden, where wooden flooring and a feature fireplace create a warm focal point.

On the opposite side of the hallway is the family bathroom, fitted with a white suite comprising a bath with shower over and glass screen, a square wash basin and WC. Partly tiled and partly panelled walls give the room a clean, classic finish.

The kitchen sits to the rear of the hallway and makes excellent use of the available space. Fitted with white shaker-style wall and base units, wood-effect worktops, an electric hob and oven, a white sink, and space for a fridge freezer, it offers a practical layout for everyday living. A useful storage cupboard is tucked beneath the staircase, while a door leads directly into the conservatory.

Finished with red tiled flooring, the conservatory provides a versatile additional reception space with doors opening directly onto the rear garden. Outside, the garden combines a sandstone patio with an area of artificial lawn, creating an enjoyable space for outdoor dining, entertaining or relaxing. A greenhouse and separate garden shed provide excellent storage and are ideal for those looking to grow plants or make the most of the outdoor space.

Upstairs, wood-effect laminate flooring continues throughout the first floor, giving a cohesive finish. The principal bedroom overlooks the front of the property and benefits from high ceilings and an attractive feature fireplace, creating a bright and characterful room. To the rear is a second bedroom, also featuring a decorative fireplace and enjoying views across the garden, making it equally suited as a bedroom, nursery or home office.

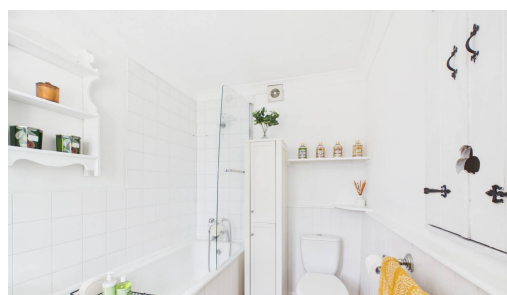
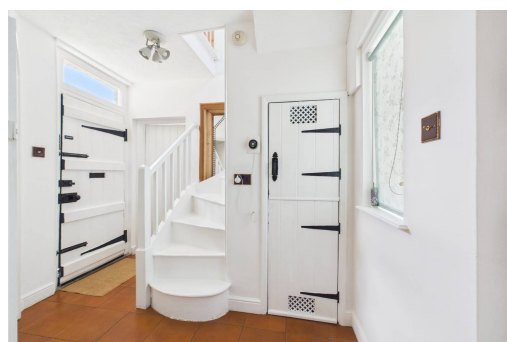
The first-floor landing is an unexpectedly generous area, enhanced by windows that bring in plenty of natural light, while double glazing throughout the property contributes to comfort and energy efficiency.

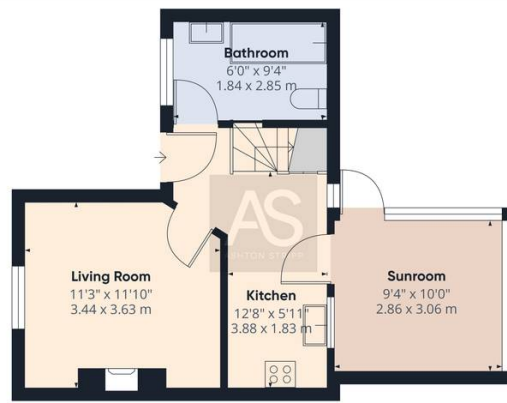


- Large lawned front garden with mature hedging
- Driveway providing off-road parking for two vehicles
- Bright living room with wooden flooring and feature fireplace
- Well-appointed shaker-style kitchen with under-stairs storage
- Conservatory opening directly onto the rear garden
- Rear garden with sandstone patio and artificial lawn
- Two first-floor bedrooms, both with feature fireplaces
- Spacious first-floor landing filled with natural light
- Convenient village location close to Etchingham station, local amenities and countryside walks
- Mainline railway station with direct services to London Charing Cross and Hastings

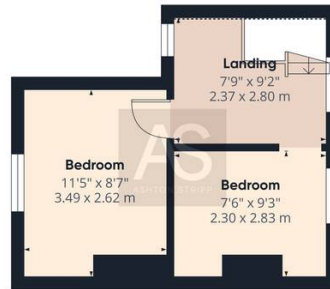


Situated in the popular village of Etchingham, this home enjoys a convenient position within easy reach of everyday amenities. The village offers a local shop, café, primary school, village hall and mainline railway station, providing regular services to London Charing Cross and Hastings. Surrounded by the rolling countryside of the High Weald National Landscape, Etchingham is well placed for scenic walks, nearby market towns including Battle and Robertsbridge, and excellent road links to the coast and surrounding villages.





Floor 0



Floor 1



Approximate total area⁽¹⁾

607 ft²
56.3 m²

Reduced headroom

2 ft²
0.1 m²

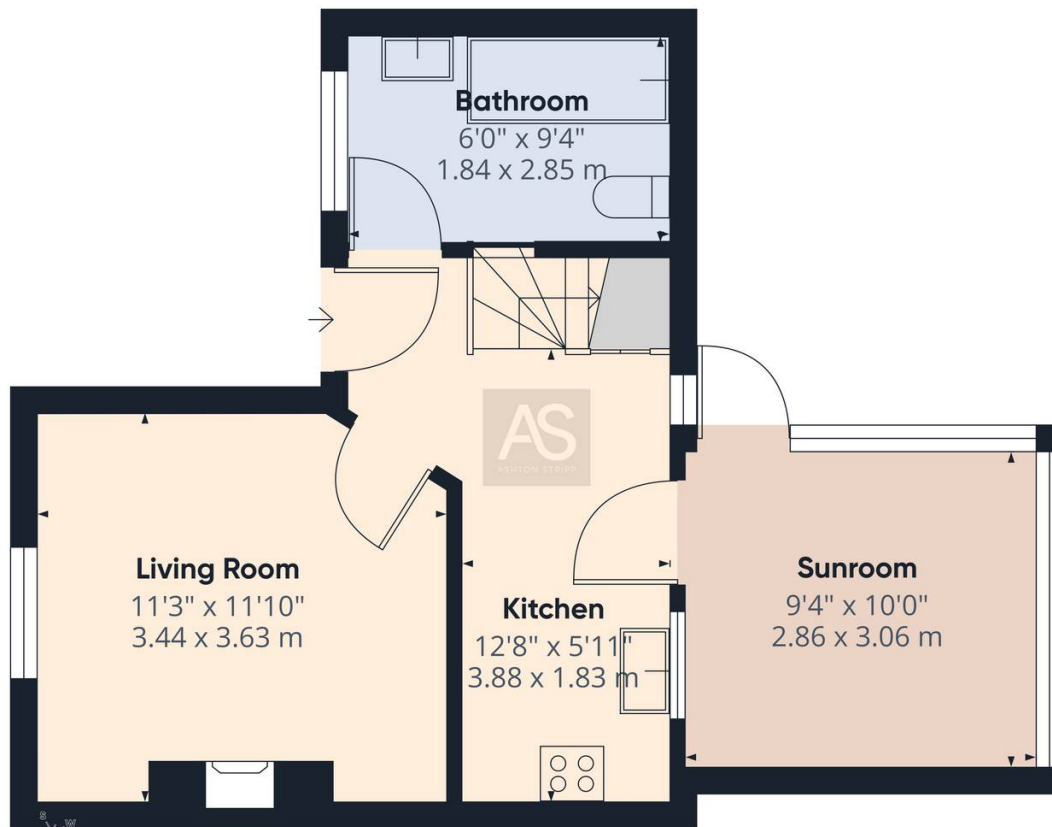
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



Approximate total area⁽¹⁾

389 ft²
36.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360