



Maureen Cottage

Sheepstreet Lane, Etchingam, East Sussex, TN19 7AY

Batcheller
Monkhouse

Our Corner of England

MAUREEN COTTAGE

A very appealing and well-presented detached house of pleasing character, commanding unspoilt farmland views and situated in a beautiful rural location only 1.6 miles from Etchingham village and station, together with a substantial outbuilding of 767 square feet with potential to convert, and 0.4 acre garden.

CHAIN FREE

Ground Floor

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Conservatory

First Floor

- Landing
- Principal Bedroom
- Three further Bedrooms
- Bathroom
- Shower Room

Outside

- Attractive mature Gardens
- Pond
- Substantial Outbuilding of 767 square feet
- In all about 0.4 of an acre



DESCRIPTION

Maureen Cottage is an appealing and well-presented detached house of pleasing character with brick and part tile hung elevations beneath a tiled roof. There is oil-fired central heating and sealed unit double glazed windows.

The property has potential to extend, subject to planning consent, and benefits from being situated in a delightful 'tucked away' rural location with unspoilt farmland views.

The main features are:

- Front door to **hallway** which is of a good size with ample space for freestanding furniture. **Cloakroom** fitted with a contemporary white suite with rectangular wash basin and WC.
- Spacious triple aspect **dining room** with French glazed doors leading to the **conservatory**, which is finished with a tiled floor. Further door to the terrace and garden and sited to enjoy the stunning surrounding countryside views.
- The **sitting room** is double aspect and has French doors adjoining the dining room. There is a working fireplace with brick surround and quarry tiled hearth.
- The **kitchen/breakfast room** is double aspect and finished with Kardean flooring; fitted with a range of wall and base units complemented by wooden worktops and tiled splashbacks. Integrated fridge and separate freezer situated within a cupboard. Integrated Zanussi washing machine and integrated Bosch dishwasher. Zanussi double oven and Bosch induction hob, and ceramic sink.
- A staircase rises to the **first floor landing**. The **principal bedroom** is double aspect, has a feature fireplace and ample space for wardrobes and freestanding furniture.
- There are **three further bedrooms**, two of which are double aspect and one currently used as a study.
- The **family bathroom** is finished with a ceramic tiled floor and is fully tiled. Fitted with an enamel bath with wall mounted shower, contemporary styled floating Duravit basin with two deep drawers beneath, useful storage cupboard and WC.
- Separate **shower room** with a fully tiled shower cubicle, contemporary basin with a cupboard beneath, WC, fully tiled floor and part tiled walls.





OUTSIDE

Maureen Cottage is approached via a shingled driveway with ample parking and turning space adjacent to a good sized **outbuilding** of 767 square feet which comprises **garaging, workshop** and useful **storage rooms** and has potential to convert, subject to consent.

The property is surrounded by a mixture of mature shrubs, plants and trees and there is a **pond** to the front.

The rear paved and raised terrace adjacent to the conservatory is sited to embrace the stunning neighbouring countryside views.

In all about 0.4 of an acre.

AMENITIES

Local: Maureen Cottage is within 1.6 miles of Etchingham village which has a primary school, Post Office, bistro, sports & social club, village hall and church. Ticehurst village (2.5 miles) with a range of local amenities. Burwash, Wadhurst and Robertsbridge have local shops, public houses and everyday amenities.

Towns: For more comprehensive amenities, Hawkhurst is about 5.7 miles; Battle is some 9.8 miles; Tunbridge Wells about 13 miles.

Transport: Etchingham station is about 1.8 miles on the London Bridge/Charing Cross line. The A21 at Hurst Green links to the M25 and further motorway network.

Schools: Primary Schools at Etchingham, Stonegate and Burwash; Robertsbridge Community College; Marlborough House and St Ronan's at Hawkhurst; Vinehall at Robertsbridge; Claremont near Hastings and Bodiam; Battle Abbey School.

Leisure: Bawl Water and Bedgebury Pinetum for walking, running, cycling and horse riding; Bateman's at Burwash, Bodiam Castle (National Trust); historic Battle Abbey; Dale Hill Hotel & Golf Club and Lamberhurst Golf Club; the coast, sailing clubs, sports, leisure and theatres at Hastings, Bexhill and Eastbourne.

Healthcare: Local GP surgery in Ticehurst. Conquest Hospital, Hastings. Eastbourne District General Hospital.

DIRECTIONS

In the middle of Ticehurst village proceed in a southerly direction down Church Road opposite The Bell public house. Pass the church on the left and continue down the road, then turn left into Sheepstreet Lane. After approximately 1.8 miles, turn left, marked Burgham and continue for approximately 90 yards and Maureen Cottage will be found on the left. **What3Words:** [respond.laces.resettle](https://www.what3words.com/)





Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

Services (not checked or tested): Mains electricity and water. Private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX 11874

EPC: EPC rating E

Council Tax: Band F



GUIDE PRICE £740,000 - £760,000

Viewings

For an appointment to view please contact our Battle Office,
telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

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01444 453181
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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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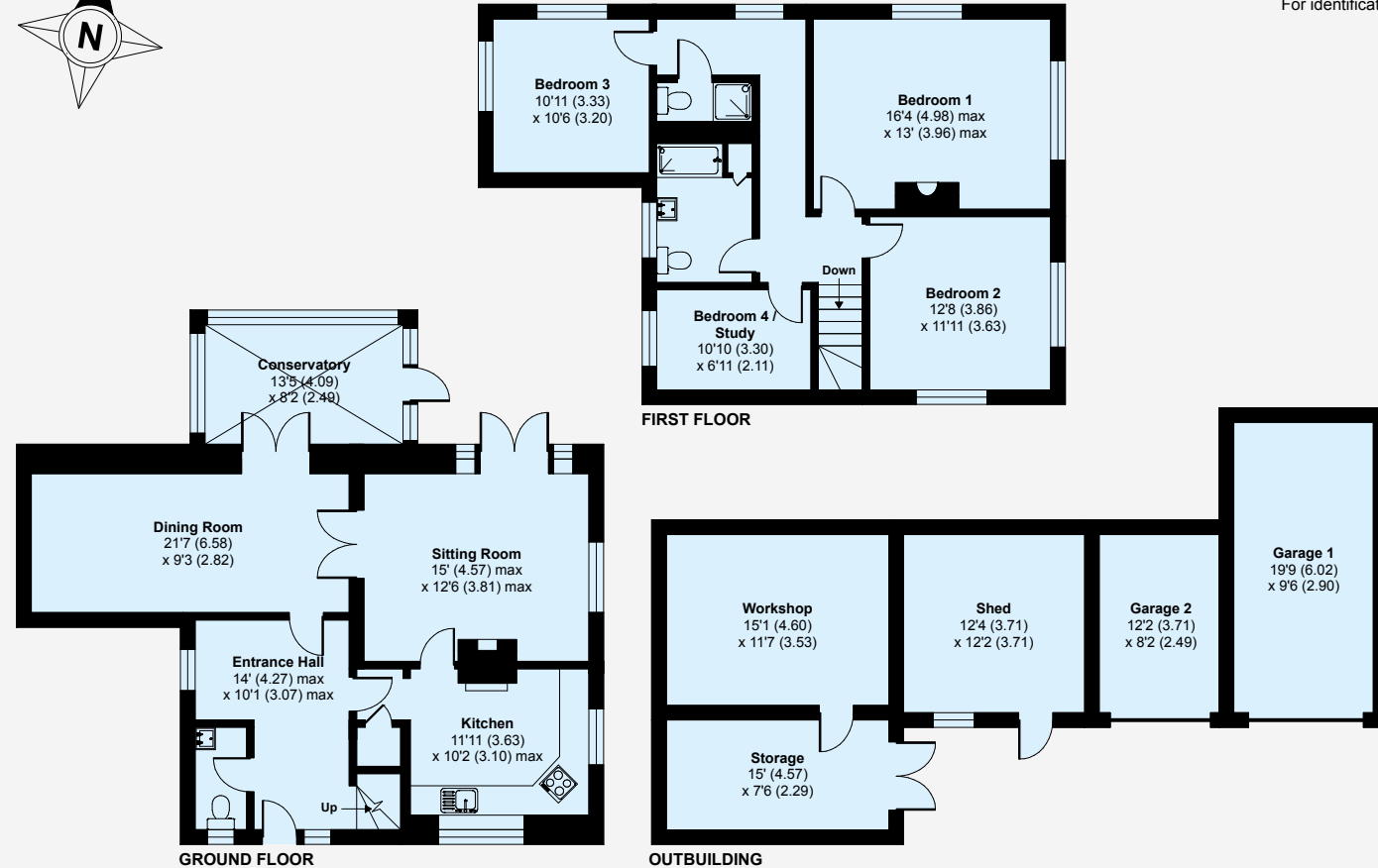
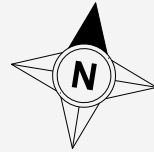
Approximate Area = 1680 sq ft / 156 sq m

Garage = 299 sq ft / 27.8 sq m

Outbuilding / Workshop / Store = 468 sq ft / 43.5 sq m

Total = 2447 sq ft / 227.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Batcheller Monkhouse. REF: 1000188