



6 The Four Dwellings

Sheepstreet Lane, Etchingam, East Sussex, TN19 7AZ

Batcheller
Monkhouse

Our Corner of England

6 THE FOUR DWELLINGS

An attractive end of terrace period cottage in a highly sought-after rural country lane location with distant views, detached garage, studio and wraparound gardens. Conveniently located about 1.8 miles from Etchingham village and station.

Ground Floor

- Hall/Boot Room
- L-shaped Sitting/Dining/Family Room
- Kitchen

First Floor

- Three Bedrooms
- Family Bathroom

Second Floor

- Principal Bedroom

Outside

- Garage
- Studio
- Store Shed
- Off-road Parking
- Mature Garden
- In all about 0.13 of an acre.



DESCRIPTION

6 The Four Dwellings is an attractive and delightful end of terrace period cottage, situated in a sought-after rural location and convenient for Etchingham village and station and Ticehurst village.

Originally a farm cottage which was subsequently extended several years ago, the elevations are brick with Flemish headers to the front, part tile hung beneath a tiled roof. The shower room and bathroom have been renovated recently and there is oil-fired central heating and upvc sealed unit double glazed windows. A new private drainage treatment plant has been installed in June 2023.

The main features include:

- Entrance to the rear of the property through a useful **hall/boot room** which is finished with a quarry tiled floor and has space and plumbing for a washing machine and tumble dryer; ample space for coats and boots.
- The **kitchen** has a range of fitted wall and base units and larder cupboard, and is finished with a quarry tiled floor with a shower cubicle beneath the stairs.
- The L-shaped **sitting/dining/family room** is a delightful versatile double aspect space, with excellent natural light, and benefits from a fireplace with woodburner recessed, and fitted bookshelves to both sides. Double doors lead directly out to the garden.
- On the **first floor** there are **three bedrooms** with one benefiting from built-in wardrobe cupboards. There is also a **family bathroom** which is now in need of some updating.
- On the **second floor**, accessed from a further staircase, there is an excellent **principal bedroom** with built-in cupboards and countryside views to the rear.

OUTSIDE

The gardens are predominantly hedge enclosed with areas of lawn to the front and side and mature shrubs. To the rear of the property there is a detached insulated **studio 12'2 x 11'2** with power, a **store shed** and a detached **garage 17'6 x 8** which has excellent storage in the pitched roof, and a pea shingle driveway.

In all about 0.13 of an acre.

AMENITIES

Local: 6 The Four Dwellings is beautifully located down a country lane in the High Weald Area of Outstanding Natural Beauty, within 1.8 miles of Etchingham village which has a primary school, Post Office, bistro, sports & social club, village hall and church. Ticehurst village (2 miles) with a range of local amenities. Hurst Green village is about 2.4 miles and has a Farm Shop and Merriments Garden Centre. The villages of Burwash, Wadhurst and Robertsbridge with local shops, public houses and everyday amenities.



Towns: For more comprehensive amenities, Hawkhurst with a range of shops including a Waitrose supermarket, is about 6 miles; Battle town centre is some 10 miles; Tunbridge Wells about 12 miles.

Transport: Etchingham station is about 1.9 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

From Etchingham station pass the church on the right and shortly turn right into Church Lane. Continue for some distance, bearing left into Sheepstreet Lane and after 0.8 of a mile 6 The Four Dwellings will be found on the right hand side.

What3Words: amaze.weekday.pickles

Additional Information

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

Services (not checked or tested): Mains electricity and water, private drainage, oil-fired central heating.

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 7681

EPC: EPC rating D

Council Tax: Band D

GUIDE PRICE £540,000 - £560,000

Viewings

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

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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 = 1240 sq ft / 115.1 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

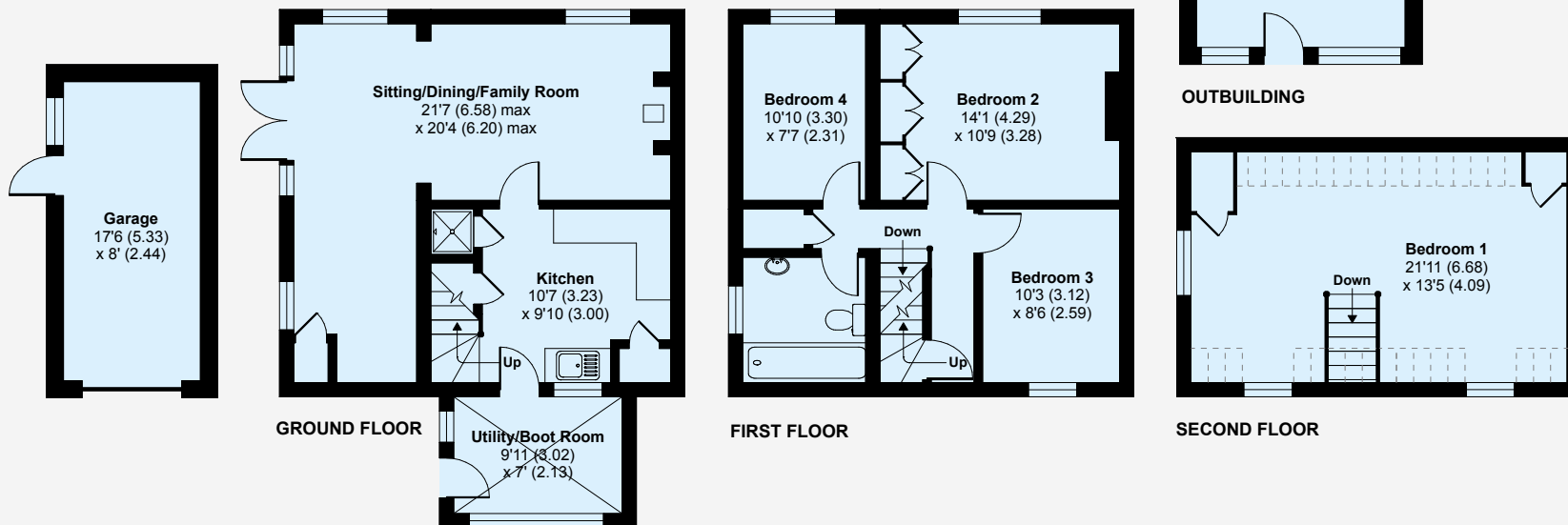
Garage = 140 sq ft / 13 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Total = 1581 sq ft / 146.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Batcheller Monkhouse. REF: 1049186

