



2 Kitchingham Farm Cottages

Sheepstreet Lane, Etchingham, East Sussex, TN19 7AX

Batcheller
Monkhouse

Our Corner of England

2 KITCHINGHAM FARM COTTAGES

A beautifully situated semi-detached country cottage set in a traffic-free location at the end of a long shared driveway within gardens and grounds and a small paddock – in all about 0.4 of an acre.

Ground Floor

- Sitting Room
- Dining Room
- Kitchen
- Utility Room

First Floor

- Three Bedrooms
- Family Bathroom

Outside

- Gardens and grounds including a small Paddock
- Parking area
- In all about 0.4 of an acre



DESCRIPTION

2 Kitchingham Farm Cottages is a semi-detached country cottage situated in a superb rural location, having stone elevations with cladding to the first floor beneath a pitch tiled roof. There is solid fuel central heating via the wood burner.

The accommodation is arranged as follows:

- Front door to **sitting room** with a wood burning stove on brick hearth. Good sized understairs cupboard, additional shelved cupboard and an attractive outlook over the garden.
- The **dining room** has a former fireplace (presently sealed) with shelving to one side.
- The **kitchen** has a stainless steel sink unit with drainer to the side inset into a worktop with cupboards and drawers beneath. Inset four-ring electric cooker with twin oven and grill beneath and extractor fan above. Eye level units. Fridge freezer.
- Off the sitting room is a small **utility room** with plumbing for dishwasher.
- Staircase to the **first floor landing** having a cupboard housing the hot water cylinder with immersion heater.
- There are **three bedrooms**, one of which has a period cast iron fireplace with duck's nest grate. All have aspects over the garden.
- The **family bathroom** has a white suite comprising panel-enclosed bath with overhead Mira shower attachment, wash basin, WC and heated towel rail.

OUTSIDE

2 Kitchingham Farm Cottages enjoys a superb rural location set at the end of a shared private driveway 0.4 of a mile in length. There is a **parking area** and a pathway leads round to the front door, to the side of which is a **log store**.

The gardens and grounds are laid to lawn with a number of mature trees including hazel and walnut.

Adjoining the south of the garden is a small **paddock - in all about 0.4 of an acre**.

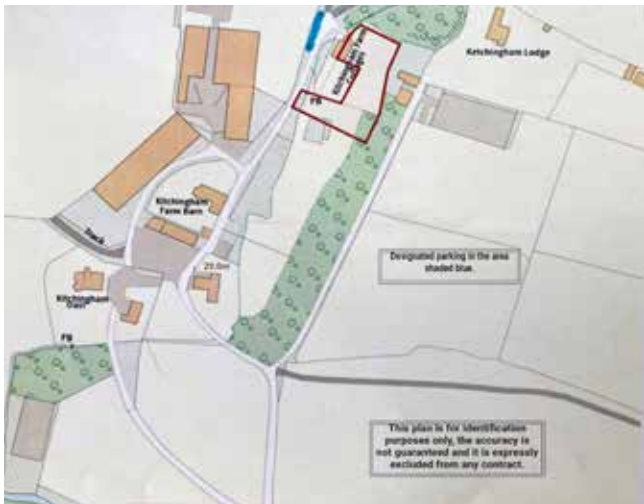
AMENITIES

Local: Etchingham village is about 1.4 miles with a primary school, Post Office, village hall and church. Burwash is some 3.7 miles; Ticehurst and Wadhurst are about 3 and 6.5 miles respectively. There is excellent access to a network of footpaths, two of which lead to Ticehurst and Etchingham villages, together with local bridleways.

Towns: For more comprehensive amenities, Heathfield is some 10.3 miles and Tunbridge Wells about 13.5 miles (regular train service from Etchingham).

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





Schools: Etchingham and Burwash Primary Schools; Heathfield Community College; St Ronan's at Hawkhurst; Marlborough House Vinehall at Robertsbridge; Mayfield Girls School; Claremont School at St Leonards and Bodiam.

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

Healthcare: Local GP surgeries in Ticehurst and Burwash. Conquest Hospital, Hastings. Eastbourne District General Hospital.

DIRECTIONS

From Etchingham take the turning into Church Lane, proceeding along the lane for 0.9 of a mile, taking the sharp left hand bend into Sheepstreet Lane. Continue along Sheepstreet Lane for 0.1 of a mile and the shared entrance lane will be found on the right by October Lodge. Number 2 Kitchingham Farm Cottages will be found after 0.4 of a mile, at the end of the lane. **What3Words:** ///baguette.rocked.singer

Additional Information

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

Services (not checked or tested): Mains electricity and water. Sewerage treatment plant shared by 1 & 2 Kitchingham Farm Cottages, installed in 2021.

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

Tenure: Freehold. Land Registry Title Number – part of ESX16682

EPC: EPC rating E **Council Tax:** Band D



GUIDE PRICE £400,000

Viewings

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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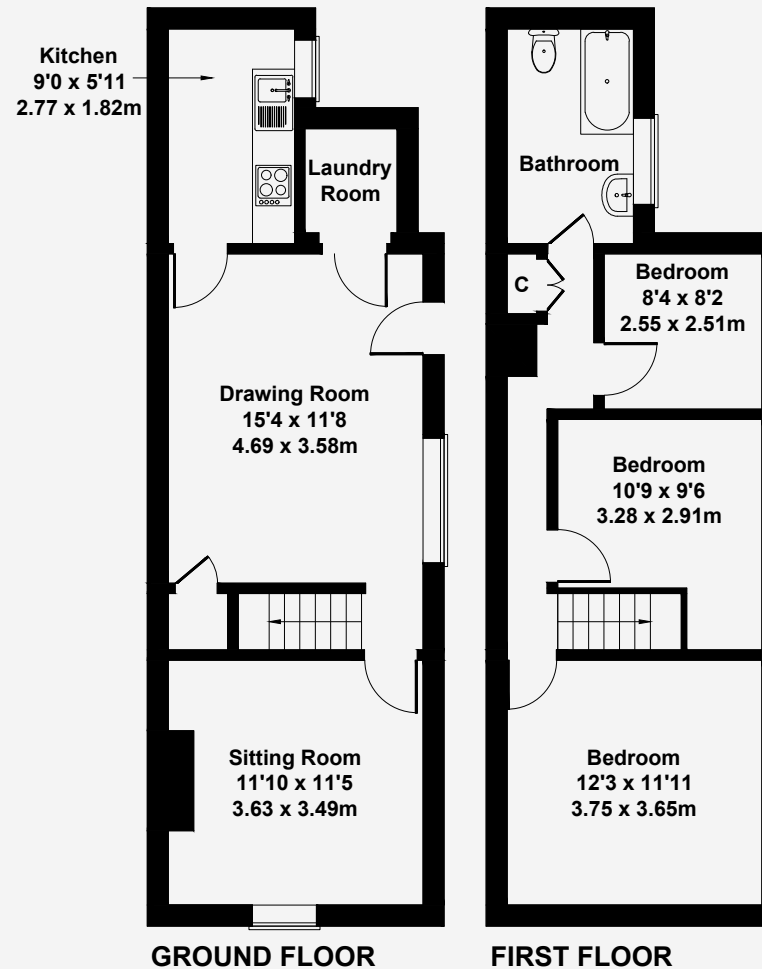
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount 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 Gross Internal Area

883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025
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