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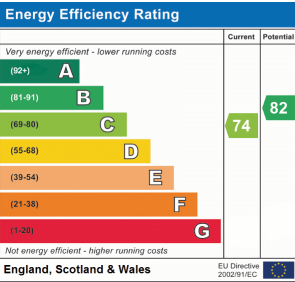
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7 Orchard Way, Sedlescombe, East Sussex TN33 0RD

£699,950 freehold

A substantial detached family home with four double bedrooms, three bathrooms, detached double garage and established gardens all set in a quiet cul-de-sac location in this popular village within Claverham School catchment area.

Detached House
Double Garage

2/3 Reception Rooms
Off Road Parking

4 Double Bedrooms
Established Gardens

3 Bath/Shower Rooms
Village Location

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Description

7 Orchard Way sits proudly at the top of a quiet cul-de-sac close to the centre of the popular village of Sedlescombe. On entering the property one is immediately welcomed by a spacious entrance hall with a staircase giving access to the first floor. There are three reception rooms, the generous lounge having double doors into the dining room and a study that could be used as a breakfast room as it is accessed from the well appointed and spacious kitchen. To the first floor is a family bathroom and four bedrooms, two having an en-suite and the master also having double fitted wardrobes. Outside the property enjoys off road parking for several cars and a substantial detached garage. The rear garden is beautifully established, quiet and offers a good degree of privacy.

Sedlescombe has an attractive village green, a shop/post office, public house and hotel restaurant as well as a primary school and doctors surgery. Nearby Battle offers a more comprehensive range of amenities to include independently owned shops, two supermarkets and a Tesco Express, and a mainline station offering regular services to London Charing Cross and the coast at Hastings and St Leonards. The area is generally well served for schools both comprehensive and private at primary and secondary levels as well as having a number of historical sites and recreational facilities.

Agents Note: The property shares a driveway with next door.

Directions

Proceed into the village passing the village green on your right and turn right and follow the S bend round the Queens Head, passing the doctors surgery and bear left into Park Shaw and then immediately right into Orchard Way where the property will be found in the top left hand corner.

What3Words: ///octagonal.candidate.verge

THE ACCOMMODATON

with approximate dimensions comprises

COVERED ENTRANCE PORCH

gives access to a partially glazed front door leading to spacious

ENTRANCE HALL

14' 0" x 9' 7" (4.27m x 2.92m) max, under stairs recess, radiator, turned staircase gives access to a galleried first floor landing, oak veneered flooring, doors to

WC

With window to front, wash hand basin, tiled splash back, WC, radiator.

KITCHEN

12' 10" x 12' 0" (3.91m x 3.66m) A variety of wall and base units of a Shaker style incorporating cupboards and drawers, work surface, stainless steel sink unit with mixer tap, tiled splash back surround. There is a Range Master oven and grill, hot plate and a four ring hob with extractor hood over. There is an integrated dishwasher, fridge/freezer, radiator, tiled floor, recessed lighting to ceiling, door into

UTILITY ROOM

7' 1" x 5' 4" (2.16m x 1.63m) Wall mounted Worcester boiler, area of work surface incorporating stainless steel sink unit, splash back surround, cupboards below, plumbing for washing machine and dishwasher, additional storage. Door to side of the property, tiled flooring, radiator.

STUDY

10' 4" x 10' 0" (3.15m x 3.05m) Window to the front of the property, oak veneer flooring, television and telephone points.

LIVING ROOM

18' 6" x 13' 6" (5.64m x 4.11m) Centered around an electric fire with decorative surround and mantle and granite effect inset hearth, window and double doors to garden, television and telephone points, double doors lead back into the

DINING ROOM

13' 11" x 11' 0" (4.24m x 3.35m) Also accessed from the hallway, window to the front of the property.

From the hall, a turned staircase gives access to the

FIRST FLOOR LANDING

12' 4" x 8' 9" (3.76m x 2.67m) max, loft access, radiator, airing cupboard.

BEDROOM ONE

16' 10" x 11' 11" (5.13m x 3.63m) window to front of the property with glimpses of countryside views, two double wardrobes, television and telephone point, door into



EN-SUITE

8' 5" x 6' 10" (2.57m x 2.08m) Window to the front of the property, large shower unit, pedestal wash basin, WC, partially tiled walls, radiator, recessed lighting to ceiling.

BEDROOM TWO

14' 9" x 9' 8" (4.50m x 2.95m) Window to the rear of the property, television aerial point, fitted double wardrobe, door to

EN-SUITE

5' 3" x 5' 2" (1.60m x 1.57m) Window to rear of the property, WC, shower, pedestal wash hand basin, partially tiled walls, recessed lighting to ceiling.

BEDROOM THREE

14' 7" x 9' 9" (4.45m x 2.97m) Window to the rear of the property.

BEDROOM FOUR

11' 1" x 10' 5" (3.38m x 3.17m) Double built in wardrobe.

FAMILY BATHROOM

7' 10" x 7' 2" (2.39m x 2.18m) Window to the side of the property, storage cupboard, pedestal wash hand basin, WC, panelled bath with Victorian style shower attachment. oak veneer flooring. radiator. recessed

OUTSIDE

To the front of the property there is a block paved driveway which provides off-road parking which in turn gives access to the

DETACHED DOUBLE GARAGE

18' 7" x 18' 4" (5.66m x 5.59m) two manually operated up-and-over doors, power and light, space for two cars and eaves storage.

GARDEN

Turned steps with red brick retaining wall and ballustrading gives access to the front door. The pathway continues to a side gate giving access to the rear garden. The rear garden offers a good degree of privacy, tucked away on a corner plot. There is a good size area of patio, area of lawn and red brick retaining walls, raised beds which are well established with camelias and magnolia. Outside light and tap.

COUNCIL TAX

Rother District Council
Band G - £4,264.46

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.