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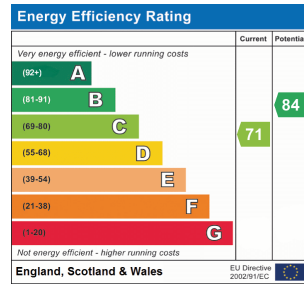
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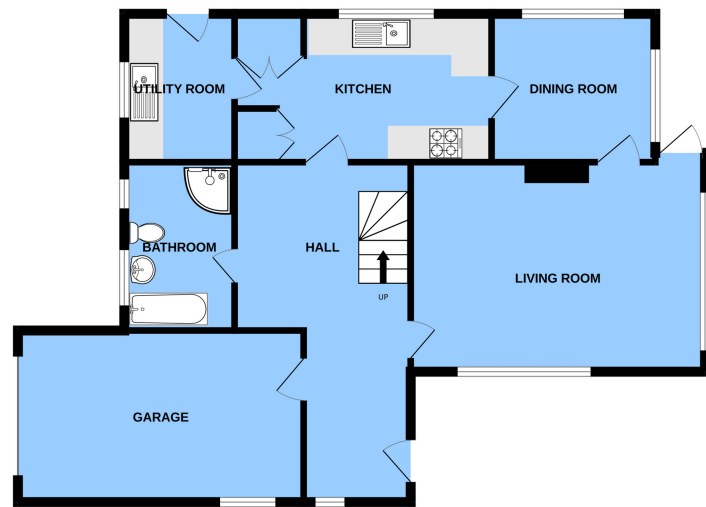
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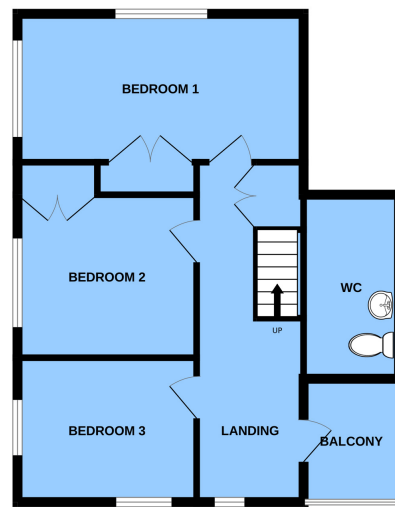
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Timbertops, Butchers Lane, Three Oaks, East Sussex TN35 4NG **£495,000 freehold**

Set amidst delightful gardens within the centre of the village, viewing is essential to appreciate this deceptively spacious three bedroom detached family home that has vehicular access to the rear, integral garage and ample parking. No chain.

- Detached House
- Additional Ground
- 2 Reception Rooms
- Popular Village Location
- 3 Bedrooms
- Chain Free
- Delightful Gardens

Description

Situated in the centre of the village amidst delightful gardens this detached three bedrooms home enjoys well planned accommodation with large windows all arranged around a spacious reception hall. The living room has a gas fire, is dual aspect with views of the front garden. The dining room connects to the kitchen and there is also a large utility room, ground floor bathroom and integral garage. To the first floor are three bedrooms, two with built in wardrobes and a separate upstairs cloakroom.

We are advised that the property has recently been re-wired, benefits from gas central heating and double glazing throughout and enjoys vehicular access to the rear over a private road that accesses the parking and garage. In addition to the gardens that are set to both the front and rear, on the other side of the private drive is a further section of ground that gently falls away with an established oak tree. CHAIN FREE.

NOTE: The initial part of the private road and the section in front of Timbertops is in the property's ownership but the other properties have a Right of Way.

Directions

From Westfield proceed to Three Oaks village turning left immediately before The Three Oaks public house and then immediately left again and proceed along where the rear of Timbertops will be found on the left hand side.

What3Words:///even.mile.spoil

THE ACCOMMODATION

With approximate room dimensions is approached via double glazed door to

RECEPTION HALL

20' 6" x 6' 0" (6.25m x 1.83m) widening to 8' 9" (2.67m) with stairs rising to first floor; cupboard with hanging rail and shelving, wood block flooring and access to the

INTEGRAL GARAGE

16' 7" x 9' 10" (5.05m x 3.00m) With electric up-and-over door, power and light.

KITCHEN/BREAKFAST ROOM

12' 2" x 9' 8" (3.71m x 2.95m) Window to side, larder cupboard, separate tall double cupboard, range of base and wall mounted units with space and plumbing for dishwasher, fitted double oven and a good size area of working surface incorporating a one and a half bowl stainless steel sink, four ring gas hob with extractor fan above.

UTILITY ROOM

9' 9" x 5' 10" (2.97m x 1.78m) With picture window to rear, glazed door to outside, further range of cabinets with space and plumbing for appliances, stainless steel sink with mixer tap and drainer, wall mounted gas fired boiler.

DINING ROOM

9' 10" x 9' 10" (3.00m x 3.00m) Double aspect with a connecting door to



LIVING ROOM

18' 0" x 13' 6" (5.49m x 4.11m) a double aspect room with central tiled fireplace with inset real flame gas fire, fitted shelving.

BATHROOM

10' 1" x 5' 9" (3.07m x 1.75m) With obscured window to rear, tiled flooring, fitted with a white panelled bath with shower over, vanity sink unit, low level wc and corner glazed shower unit.

FIRST FLOOR LANDING

17' 0" x 6' 0" (5.18m x 1.83m) including staircase with access to loft, airing cupboard with slatted shelves and space for a desk. Door leads to small balcony.

WC

11' 4" x 5' 7" (3.45m x 1.70m) obscured window, fitted with a low level Saniflo wc, vanity sink unit with access to large loft space.

BEDROOM

8' 9" x 8' 0" (2.67m x 2.44m) A double aspect room.

BEDROOM

10' 1" x 8' 8" (3.07m x 2.64m) With picture window taking in views, double sliding wardrobe.

BEDROOM

15' 2" x 9' 9" (4.62m x 2.97m) A dual aspect room taking in country views with double sliding wardrobes.



OUTSIDE

To the front of the property is an off-road parking space with steps rising up to a gate that leads to the front garden. A gate leads into the private gardens which are predominantly laid to lawn enclosed with fencing and mature hedging with established borders with specimen shrubs and trees, a pathway leading to the front door and covered patio area. Access is given to each side of the property to a large area of parking to the rear with access to the garage. The rear garden provides an area of lawn with mature borders leading to the private road to the rear. Beyond the private road is an additional section of ground that is laid to lawn that falls away with established trees.

Note: There is a Right of Way to the adjoining cottage across the pathway to the front but this is located outside the front garden.



COUNCIL TAX

Rother District Council
Band E - £2,882.93

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.