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## 10 Mountfield Villas, MOUNTFIELD TN32 5LY

**£525,000 freehold**

A generously proportioned semi detached character cottage with ample parking and large garden in a semi-rural location close to Battle.

Entrance Porch  
 Kitchen  
 Conservatory

Entrance Hall  
 Reception Room  
 Gardens

Cloakroom  
 3 Bedrooms  
 Outbuildings

Living Room  
 bathroom  
 Chain Free

## Description

10 Mountfield Villas occupies a semi rural location in the popular village of Mountfield. The property itself sits back from the lane and enjoys generously proportioned accommodation to include an impressive double aspect reception room with log burner and doors into the rear garden. The kitchen is modern, well presented and sits directly next to the comfortable dining room which centers around an original wrought iron fireplace. To the first floor there are three double bedrooms, the master bedroom being no less than 20ft in length and shows obvious potential to create an en-suite bathroom. All the bedrooms enjoy rural views to both the front and the rear and the modern family bathroom has recently been refitted and enjoys a bath and separate shower. The outside space is a particular feature of Mountfield Villas, the block paved driveway provides ample off-road parking and turning for multiple vehicles. To the rear of the property is an established and generous garden which offers a good level of privacy. There is a variety of useful outbuildings and a workshop. The property is situated between Mountfield and Robertsbridge. The nearest mainline station is in Robertsbridge with services to London Charing Cross in just over an hour. The town offers basic day to day amenities including vets, dentist, doctors surgery, primary and secondary schools. A more comprehensive range of facilities can be found in nearby Battle. The area is generally well served with places of historical interest, recreational facilities and an early viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Continue along over the level crossing and take the first turning left into Solomons Lane where the property will be seen a short distance along on the right hand side.

What3Words: ///stump.wires.stylists

## THE ACCOMMODATION

With approximate room dimensions is approached via a panelled and glazed door to

### ENTRANCE PORCH

10' 2" x 4' 8" (3.10m x 1.42m) double aspect with window to side, coat hanging area, exposed red brick wall, partially glazed door into

### ENTRANCE HALL

Radiator, storage cupboard, stairs leading to first floor landing.

### CLOAKROOM

with wash hand basin. wc. radiator.

### LIVING ROOM

20' 3" x 13' 8" (6.17m x 4.17m) narrowing to 9' 6" (2.90m) a double aspect room with window to the side and sliding doors to the rear, working log burner with brick surround and slate tiled hearth, television aerial point, door to kitchen.

### KITCHEN/BREAKFAST ROOM

16' 3" x 7' 9" (4.95m x 2.36m) with door and window to the rear of the property, variety of wall and base units in a Shaker style incorporating cupboards and drawers with granite effect work surfaces, stainless steel sink drainer unit and mixer tap, tiled splash back, tiled floor, space for washing machine, dishwasher and Leisure Range with a four ring hob working off of gas cylinders, extractor hood over, space for American style fridge/freezer, under stairs storage cupboard housing fuseboard. door into

### CONSERVATORY

8' 11" x 8' 7" (2.72m x 2.62m) Double doors leading into the rear garden, tiled floor.

### DINING ROOM

14' 0" x 11' 11" (4.27m x 3.63m) Window to the front of the property taking in rural views, centered around an original fireplace with cast iron surround and mantle and tiled hearth, shelved recess with storage cupboard under, television aerial point.

From the inner hallway there is a split turned staircase giving access to the FIRST FLOOR LANDING with loft access.



### MASTER BEDROOM

20' 7" x 13' 8" (6.27m x 4.17m) a double aspect room with windows to the front and rear taking in countryside views, stripped floorboards, television aerial point.

### BEDROOM 2

17' 3" x 8' 7" (5.26m x 2.62m) max plus bay window to front enjoying countryside views, stripped floorboards, television aerial point.

### BEDROOM 3

11' 5" x 9' 0" (3.48m x 2.74m) window to the front of the property, stripped floorboards, storage cupboard.

### FAMILY BATHROOM

8' 0" x 7' 11" (2.44m x 2.41m) window to the rear of the property, vanity unit incorporating sink with cupboard under, wc, roll top bath with chrome tap fittings, separate shower unit, heated towel rail.



### OUTSIDE

To the front of the property are double gates giving access from the lane to a block paved driveway and provides ample off-road parking and turning space. The front garden is screened from the lane with mature hedgerows and is hedge and fence enclosed on either side of the property. There is a gated side access leading down to the rear garden which is a generous size and is north westerly facing with original former privy, now used for storage, large patio area and with the remainder being laid to lawn with several large outbuildings and greenhouse. The garden is interspersed with mature trees and shrubs.



### WORKSHOP

20' 9" x 13' 6" (6.32m x 4.11m) Two windows to the rear and doors to either side, power and light, secondary door through to STORAGE ROOM 13' 2" x 6' 10" (4.01m x 2.08m), door to side, power and light.

**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.