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# Campbell's

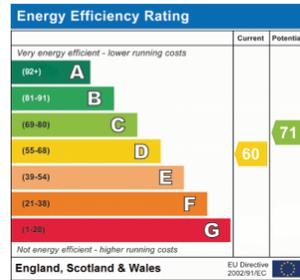
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GROUND FLOOR



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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April Cottage, Church Road, Catsfield TN33 9DP

£545,000 freehold

Set in the centre of Catsfield, this spacious detached chalet style property provides flexible accommodation laid out over two floors with up to five bedrooms, off-road parking and enclosed gardens with detached summerhouse.

4/5 Bedrooms  
 Enclosed Gardens

Chalet Style Property  
 Summerhouse

Central Village Location

Off-Road Parking



## Description

April Cottage is a deceptively spacious 4/5 bedroom detached family home that offers a huge amount of versatility and would suit those looking for both single storey living in a property that has potential for multi-generational or dual family occupancy. The majority of the accommodation is on the ground floor with a recently fitted kitchen/breakfast room, a large L shaped reception room enjoying a dual aspect and centred around a feature fireplace. Two additional reception rooms could be configured as bedrooms although are currently being used as offices. There is also a ground floor bedroom served by a shower room and a utility room. To the first floor are two large double bedrooms, as well as a family shower room. Outside to the front is a manageable area of garden and off-road parking for several vehicles with potential to create more and to the rear is an area of enclosed garden. The property is situated in the centre of Catsfield with its primary school, popular public house and post office convenience store. Battle is a short drive away with its range of amenities and mainline station offering regular services to London Charing Cross. The area is well served for schooling both private and comprehensive at primary and secondary levels. Viewing is highly recommended.

## Directions

From the centre of Catsfield turn into Church Road where the property will be seen on the left hand side. What3Words: ///chickens.urgent.compiler

## COVERED PORCH

With double glazed door to

## RECEPTION HALL

13' 1" x 8' 9" (3.99m x 2.67m) max, with stairs rising to first floor, airing cupboard with slatted shelving, parquet flooring.

## KITCHEN

23' 0" x 12' 0" (7.01m x 3.66m) max, window to rear, glazed door to side and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, dishwasher and fitted double oven, there is a large area of hard wood working surface incorporating a four burner hob with extractor fan above and one and a half bowl acrylic sink with mixer tap and drainer. The kitchen provides ample space for a breakfast table, air conditioning, door to LARGE STORAGE ROOM.



## LIVING ROOM

18' 6" x 12' 4" (5.64m x 3.76m) plus 10' 0" x 9' 4" (3.05m x 2.84m) L-shaped, with windows to front, stone open fireplace with Yorkstone hearth, parquet flooring, air conditioning.

## UTILITY ROOM

12' 5" x 9' 5" (3.78m x 2.87m) Window and glazed door to side, fitted range of base and wall mounted cabinets, space and plumbing for appliances, stainless steel sink with drainer, cupboard housing oil fired boiler.

## SHOWER ROOM

8' 8" x 8' 0" (2.64m x 2.44m) Obscured window to side, tiled floor and walls, fitted with a wet room shower enclosure with glazed screen, vanity sink unit, concealed cistern WC, heated towel rail.

## BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m) With window enjoying views of the garden, double wardrobe, air conditioning.

## REAR HALLWAY

Glazed door to outside, double cupboard with slatted shelves.

## BEDROOM

15' 0" x 8' 10" (4.57m x 2.69m) Window to front, air conditioning.

## STUDY

18' 1" x 8' 0" (5.51m x 2.44m) With window to side, additional eye level obscured window, air conditioning.

## FIRST FLOOR LANDING

With window to rear, large storage cupboard.

## BEDROOM

21' 4" x 10' 6" (6.50m x 3.20m) Window to side, velux windows, loft hatch, air conditioning.



## BATHROOM

9' 0" x 6' 2" (2.74m x 1.88m) With obscured window to side, tiled walls and fitted with a double shower unit, wc, vanity sink unit, heated towel rail.

## BEDROOM

19' 1" x 10' 10" (5.82m x 3.30m) Window to front, wardrobe with hanging rail and shelving, air conditioning.

## OUTSIDE

The property is approached over a driveway that provides ample parking, the garden is fence and hedge enclosed with an area of level lawn to the front with raised kitchen planters. To the other side, a gate leads to a pathway with paved area housing the timber shed and oil tank. The rear garden is fence enclosed, laid to lawn with planted borders



## DETACHED SUMMERHOUSE

9' 9" x 6' 10" (2.97m x 2.08m)

## COUNCIL TAX

Rother District Council  
Band F - £3,797.26

**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.