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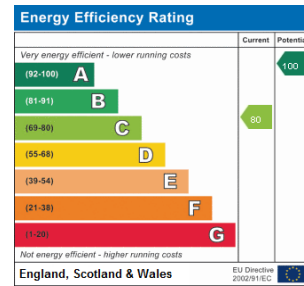
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Old Dairy, Church Road, Catsfield, East Sussex TN33 9DP

£575,000 freehold

Set in the heart of this popular village is a wonderful opportunity to purchase this recently converted character property that enjoys an impressive vaulted kitchen/living room and three/four bedrooms, all finished to an exceptional standard with off-road parking electric car charging point.

Recently Converted Property

3 Bedrooms

Large Kitchen/Reception Room

Study/Bedroom 4

Off-Road Parking

Central Village Location

Air Source Heating System

Electric Car Charging Point



Description

Viewing is essential to appreciate this detached period property that has recently been converted to form a wonderful home. The principle accommodation is arranged around a large reception hall and at the heart of the property is an impressive vaulted kitchen/living space that enjoys a double aspect with ample space for both the dining table and sofas. This reception room leads into a further reception rooms which could also be used as a fourth bedroom or as a home office. There are three bedrooms, the main with an en-suite. There is also a separate utility room and cloakroom. Having just been converted, the property benefits from all the latest refinements with high levels of insulation, double glazing and an air source heating system with under floor heating throughout all the rooms. Externally there are two parking spaces and the benefit of an electric car charging point and to the rear a large patio garden that adjoins an open field. With it's appealing location and ease of access to both the centre of the village and Battle with it's mainline rail connections, viewing is highly recommended.

Note: The furnishings shown in the photographs are for illustrative purposes only.

Directions

From Battle travel south passing The Chequers Pub on your right hand side, to the roundabout by the station. Turn right into Powdermill Lane, at the end of the lane turn left into Catsfield and left in due course into Church Lane. Turn left into Church Road where the property will be found shortly along on the left hand side.

What3Words: ///retrieves.beyond.parting

THE ACCOMMODATION

With approximate room dimensions comprises double glazed panelled door to

RECEPTION HALL

13' 3" x 7' 0" (4.04m x 2.13m) Vaulted with recessed lighting, exposed timbers and laminate flooring, the reception hall opens through to the



INNER HALLWAY

25' 3" x 3' 6" (7.70m x 1.07m) Providing access to the bedrooms.

KITCHEN/LIVING ROOM

31' 4" x 13' 8" (9.55m x 4.17m) An impressive double aspect room with vaulted ceiling, exposed timbers and double doors opening onto the patio and garden. The kitchen is arranged around a centre island with a comprehensive range of cupboards and drawers including an integrated dishwasher, fridge/freezer, pull out larder and wine cooler. The kitchen has a large area of Quartz working surface with one and a half bowl stainless steel sink and etched drainer. There is a mixer tap, a four ring hob with extractor fan above, single oven. The centre island provides a breakfast bar. The kitchen opens into the main living room providing ample space for sofas and dining table with provision for a wall mounted television.



BEDROOM/STUDY

17' 9" x 9' 0" (5.41m x 2.74m) A double aspect room, cupboard housing fuse board.

UTILITY ROOM

8' 6" x 6' 6" (2.59m x 1.98m) Vaulted with velux window, large cupboard, separate base and wall mounted units with space and plumbing for appliances and an oak working surface incorporating a stainless steel sink with mixer tap and drainer.

WC

With concealed cistern wc, vanity sink unit with mixer tap.

BEDROOM

9' 8" x 8' 4" (2.95m x 2.54m) With window to rear, exposed timbers.

BATHROOM

8' 6" x 4' 9" (2.59m x 1.45m) With velux window, tiled floor, part tiled walls and fitted with a heated towel rail, white panelled bath with mixer taps, low level wc and vanity sink unit.



BEDROOM

9' 6" x 8' 5" (2.90m x 2.57m) With window to rear, exposed ceiling timbers.

MAIN BEDROOM

L-Shaped measuring 15' 0" x 12' 3" (4.57m x 3.73m) max,

EN-SUITE

8' 1" x 3' 10" (2.46m x 1.17m) Window to front, tiled shower enclosure with glazed screen, low level wc, vanity sink unit, heated towel rail.

OUTSIDE

To the front of the property is an area of block paved driveway and pedestrian access to the front of the property. To one side is a block paved parking area with car charging point. The garden is set to the rear with a large area of paved patio and level lawn. External storage cupboard.



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.