

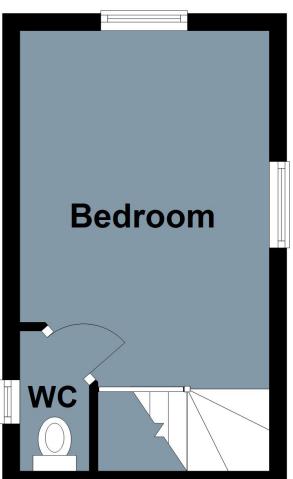
## Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



## First Floor

Approx. 14.6 sq. metres (157.3 sq. feet)



**Maycroft, Standard Hill, East Sussex TN33 9NJ**

**£425,000 freehold**

Total area: approx. 72.4 sq. metres (779.5 sq. feet)

For illustration purposes only - not to scale

An attractive and versatile 2/3 bedroom semi-detached character cottage occupying a rural location on the outskirts of Ninfield with a generous garden, garage and parking.

Semi-Detached Cottage

Popular Village Location

2/3 Bedrooms

Claverham Catchment Area

Parking and Garage

Established Gardens

### Description

Maycroft is an unlisted character semi-detached cottage that enjoys versatile accommodation retaining characterful features. The main reception room is divided into two areas, a sitting room with log burner and a garden room that enjoys views over the garden. The integrated kitchen has space for a dining table. There is a ground floor double bedroom as well as an office and shower room and to the first floor is a triple aspect master bedroom with its own wc. The property is nestled within its own generous and established garden which offers a good degree of privacy and from various areas one can enjoy the far reaching views across the countryside to the South Downs. There is ample off road parking as well as a large double garage with room over. Being unlisted, this property offers significant potential to reconfigure or extend, subject to any necessary consents. The property is situated on the outskirts of the popular village of Ninfield offering a doctor's surgery, primary school, popular public house, general store and post office and a more comprehensive range of amenities can be found at nearby Battle with a High Street full of independently owned shops, Jempsons local supermarket, dentists, doctors and the highly regarded Claverham School as well as the mainline station with regular services to London Charing Cross. The area is very well served for country walks and an extensive range of recreational facilities. Viewing is highly recommended.

### Directions

From the mini roundabout in the centre of the village proceed in a westerly direction along the A269 towards Eastbourne, proceed along The Street and continue along into Standard Hill, passing Coombe Lane on the right hand side. As you start going down the hill passing a 40 MPH sign the property will be found shortly along on the left hand side, clearly indicated by our For Sale board. What3Words://buyers.sparrows.palettes

### THE ACCOMMODATION

with approximate room dimensions is approached a part glazed stable door to

### LIVING ROOM/GARDEN ROOM

19' 9" x 12' 4" (6.02m x 3.76m) centered around an exposed brick fireplace, a double aspect room with window to side, floor to ceiling windows in the garden room area with double doors leading to the garden. Wall mounted light fittings. A door and steps lead down to



### INNER HALLWAY

with a partially glazed door leading to a rear porch with tiled floor, coat hanging area, window to side and stable door to rear garden.

### STUDY

7' 6" x 7' 1" (2.29m x 2.16m) with window overlooking the rear garden.



### SHOWER ROOM

6' 3" x 4' 6" (1.91m x 1.37m) with window to rear, part tiled walls, tiled floor and fitted with a wc, corner wash hand basin, shower unit with overhead light and window to side, storage cupboard.

Further doors from the Living/Garden Room lead into

### KITCHEN

13' 2" x 8' 5" (4.01m x 2.57m) a double aspect room with window to garden, laminate flooring and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers with wood effect working surfaces, stainless steel sink with drainer and mixer tap, 4 ring ceramic hob with extractor above, integrated microwave, electric oven and grill. Separate storage cupboard.

### BEDROOM 2/RECEPTION ROOM

10' 4" x 8' 11" (3.15m x 2.72m) with window overlooking the garden, loft hatch.

### FIRST FLOOR BEDROOM I

17' 2" x 9' 4" (5.23m x 2.84m) a triple aspect room.



### WC

with window to rear garden, fitted with a wall mounted hand basin and wc.

### OUTSIDE

There is a driveway providing parking for several vehicles, leading to the car port for several vehicles. There is a summer house. The gardens are beautifully maintained with large areas of lawn interspersed with mature trees and shrubs. There is an above ground swimming pool and a raised area ideal for alfresco dining. There is a raised area of garden which enjoys the far reaching views to the South Downs.



### GARAGE

18' 6" x 16' 5" (5.64m x 5.00m) with two sets of bi-folding doors, attic space with pull down ladder, power and light, courtesy door to rear garden.

### COUNCIL TAX

Wealden District Council  
Band D £2559.64

**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.