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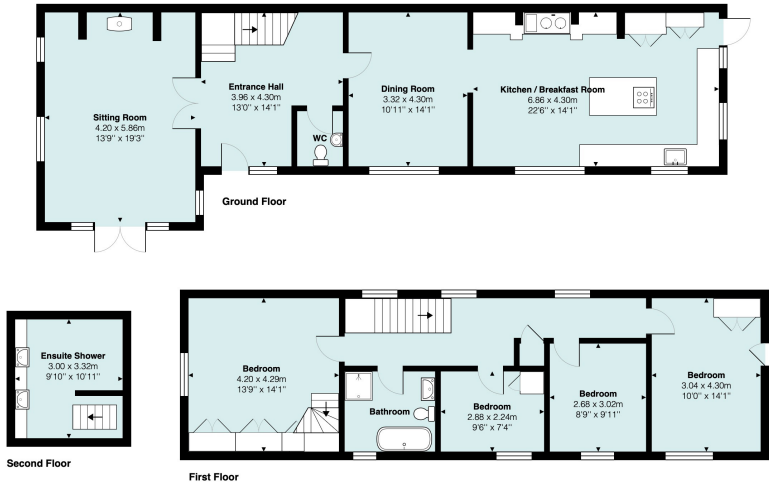
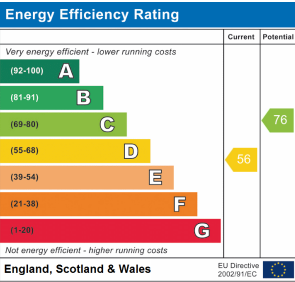
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Chequers Oast, Church Road, Catsfield, TN33 9DP
Total Area: 166.9 m² ... 1796 ft² (excluding outbuildings)
All measurements are approximate and for display purposes only



Chequers Oast Church Road, CATSFIELD TN33 9DP

£850,000 freehold

Set in the heart of the village is this attractive detached four bedroom oast house conversion that enjoys a large level garden with a variety of useful outbuildings, including an indoor swimming pool, all of which are thought to offer potential for additional accommodation, home office or business use, subject to any necessary consent.

Detached Oast House Conversion

4 Bedrooms | with En-Suite

Swimming Pool Complex

Garage and Carport

Variety of Outbuildings

Central Village Location

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Description

Viewing is essential to appreciate this attractive detached oast house which has been sympathetically converted to provide a generous family home with oil central heating and double glazing.

At the heart of the home is a fabulous kitchen/breakfast room that is arranged around a centre island with a four oven Aga. The kitchen opens into a sitting room and there is also a triple aspect drawing room. The principle rooms enjoy an outlook onto the gardens that are set to the front of the property. To the first floor are four bedrooms, the main with a staircase rising to an en-suite wet room shower room.

Outside the gardens offer a good deal of privacy providing a large area of lawn and to the rear a driveway gives access to a variety of useful outbuildings including a heated indoor swimming pool with kitchenette/gym area. In addition to the pool is a large studio and a double garage with a separate car port and it is thought these buildings may offer potential for further conversion or alteration to provide ancillary accommodation, or those looking to run a business from home, all subject to any necessary consent.

With its appealing location that is close to the centre of the village and within a short distance of Claverham School and Battle mainline station viewing is highly recommended.

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.

THE ACCOMMODATION COMPRISE

Double front doors to

RECEPTION HALL

14' 0" x 13' 0" (4.27m x 3.96m) max with exposed timbers, cloaks cupboard and stairs rising to first floor landing.

CLOAKROOM

with panelled walls and fitted with a low level wc and wash hand basin.

DRAWING ROOM

19' 4" x 13' 9" (5.89m x 4.19m) a double aspect with wide glazing and double doors opening onto the patio and garden, impressive central brick feature fireplace with inset electric stove.

SITTING ROOM

with window to garden, exposed ceiling and wall timbers, oak flooring and dividing beams and opening through to

KITCHEN/BREAKFAST ROOM

22' 4" x 13' 7" (6.81m x 4.14m) an impressive double aspect room with glazed door to outside, oak flooring throughout, exposed timbers and an attractive brick fireplace with bressumer beam and inset 4 oven oil fired Aga. The kitchen is fitted with a comprehensive range of base and wall mounted units arranged around a large centre island with integrated washing machine, dishwasher, freezer, two fridges and a wine cooler. There is a large area of hardwood working surface incorporating a double butler sink with mixer tap and a centre island with a granite working surface. There is also a fitted bench seat.

FIRST FLOOR LANDING

with window to rear, exposed timbers, airing cupboard.

BEDROOM

14' 4" x 13' 5" (4.37m x 4.09m) with low window to side, exposed timbers and two large double wardrobe cupboards with hanging rails, overhead storage and additional cupboard to side. a staircase rises to a

WET ROOM SHOWER AREA

fully tiled with a large shower head, double stone his and her wash hand basins with mixer taps and vanity cabinet.

BATHROOM

8' 3" x 7' 8" (2.51m x 2.34m) with obscured window to front, part tiled and fitted with a large double vanity sink unit, panelled bath with centre taps, enclosed shower, heated towel rail.

BEDROOM

9' 6" x 9' 4" (2.90m x 2.84m) with window to front, exposed beams, wardrobe cupboard.

BEDROOM

10' 0" x 8' 9" (3.05m x 2.67m) with window to front, exposed timbers.

BEDROOM

14' 1" x 10' 0" (4.29m x 3.05m) with window to front, large eaves storage cupboard and double wardrobe cupboard with shelving to side.

OUTSIDE

The property is approached via a pedestrian gate from Church Lane to a large area of paved patio and pathway that leads to the front door. The garden is set to the front of the property providing a large area of lawn that is hedge enclosed with planted borders. In addition to the pedestrian access the property owns a large block paved driveway that leads to the side and round to the rear. A number of other properties benefit from a right of way over this driveway which leads into a further section of private parking and the garage. Opposite this is also an area of additional block paved parking for the property.

GARAGE

16' 9" x 16' 9" (5.11m x 5.11m) with two sets of up and over doors, of timber construction.

STUDIO/HOME OFFICE

27' 5" x 13' 3" (8.36m x 4.04m) max (including a separated shower area), fitted with a range of base units.

STOREROOM

13' 3" x 8' 5" (4.04m x 2.57m) with storage cupboards.

SWIMMING POOL COMPLEX

31' 4" x 23' 5" (9.55m x 7.14m) fully tiled and heated swimming pool, panelled ceiling, downlighters and a large tiled shower. The pool opens into a lounge/kitchenette area that could also be used as a gym. This area is fitted with a range of base and wall mounted kitchen cabinets with a working surface and a 1 1/2 bowl stainless steel sink. To one corner is a WC and changing room. Outside is the filtration room.



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.