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# Campbell's

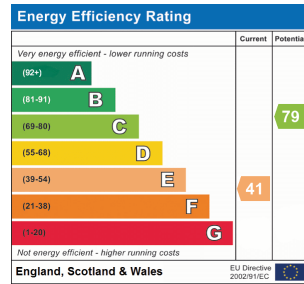
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Pear Tree Cottage, Cripps Corner Road, Staplecross, East Sussex  
 TN32 5QS

**£495,000**

**freehold**

An extremely attractive double fronted character property with four bedrooms, generous gardens and parking all located in a rural setting with countryside views. Available with no onwards chain.

- Detached Character Property
- Double Fronted
- 3 Reception Rooms
- 4 Bedrooms
- Established Gardens
- Garage and Parking
- Countryside Views
- Chain Free



## Description

Pear Tree Cottage is an attractive traditional Sussex style character cottage that presents part white weather-boarded double bay fronted elevations. To the ground floor is a delightful double aspect living room with a working fireplace, a large dining room and a snug with double doors out to the attractive rear gardens. The kitchen is of a good size with a stable door into the garden and a utility room with an adjacent shower room/wc. To the first floor there are four double bedrooms and a family bathroom. To the front the property enjoys the far reaching countryside views to the south. Outside the property has the benefit of off road parking and tandem garage and there is potential to create further parking if required. The rear garden is a particular feature of the property being deceptively large, immaculately presented and offers a very good degree of privacy. Whilst the property occupies a semi-rural location, the town of Robertsbridge is just a short drive away and offers a range of amenities, including shops, restaurants, vets and schools as well as a mainline station, with regular services to London Charing Cross. A wider range of amenities, schools and recreational facilities can be found at Battle and Hastings which are a little further away. The property is presented to the market with no onwads chain and viewing is highly recommended.

## Directions

From the roundabout at Johns Cross head in a southerly direction on the A21 bearing left onto Hooks Beech which then feeds into Battle Road. Continue along this road passing through Swailes Green until reaching the cross roads. Bear right and the property will be found on the right hand side clearly indicated by our For Sale board.

What3Words:///nails.stated.sunblock

## THE ACCOMMODATION COMPRISES

A covered entrance porch with door leading into

## ENTRANCE HALL

with stairs leading to the first floor landing, radiator, door into

## LIVING ROOM

13' 6" x 11' 11" (4.11m x 3.63m) a double aspect room with window side and bay window to front taking in glimpses of countryside views, centred around a working fireplace on a stone hearth with wooden mantel. An archway leads through to

## STUDY/SNUG

10' 11" x 9' 3" (3.33m x 2.82m) a double aspect room with window to side and windows and door to the rear garden.

## DINING ROOM

13' 7" x 9' 11" (4.14m x 3.02m) with bay window to front, hatch to kitchen.



## KITCHEN

11' 5" x 9' 2" (3.48m x 2.79m) with window and stable door to rear and fitted with a range of base and wall mounted kitchen cabinets with areas of working surface, a stainless steel sink with mixer tap and drainer, integrated four ring electric hob, oven, grill, breakfast bar, serving hatch back to dining room. Door to

## UTILITY ROOM

4' 10" x 3' 11" (1.47m x 1.19m) with space and plumbing for washing machine and tumble dryer, housing the boiler. Door to

## DOWNSTAIRS SHOWER/CLOAKROOM

with window to rear, part tiled walls and fitted with a pedestal wash hand basin, wc and shower cubicle.

## FIRST FLOOR LANDING

with window to front taking in far reaching views, exposed timbers, radiator.

## BEDROOM 1

13' 9" x 12' 6" (4.19m x 3.81m) window to front with far reaching views, fitted wardrobe.



## BEDROOM 2

13' 10" x 10' 2" (4.22m x 3.10m) with window to front taking in far reaching views.

## BEDROOM 3

11' 2" x 9' 5" (3.40m x 2.87m) with window to rear, recess with shelved cupboard.

## BEDROOM 4

9' 7" x 9' 5" (2.92m x 2.87m) with window to front overlooking the gardens.

## FAMILY BATHROOM

7' 2" x 6' 1" (2.18m x 1.85m) with window to rear, part tiled walls and fitted with a wc, pedestal wash hand basin, panelled bath and radiator.

## OUTSIDE

To the front of the property is an area of hard standing providing parking for two vehicles. The front garden is laid to lawn with mature hedgerows and a small raised flowerbed with a rose garden. A gated side access leads to the rear of the property. The rear garden has an area of well maintained lawn, which is enclosed with mature hedging interspersed with mature trees and flower beds. There is a greenhouse and shed as well as a large area of patio access from the rear of the property.



## GARAGE

with up and over door and courtesy door to the rear garden.

**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.