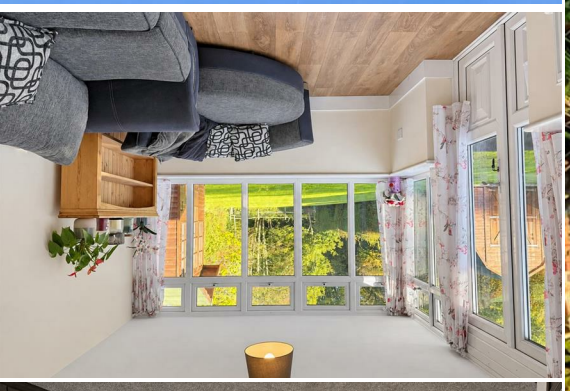








Mouchers Roost Butchers Lane, Three Oaks, TN35 4NH

JUST COUNTRY

4 Bedrooms | 1 Receptions | 1 Bathrooms | 1216.32 sq ft

£450,000

Freehold

www.justproperty.net

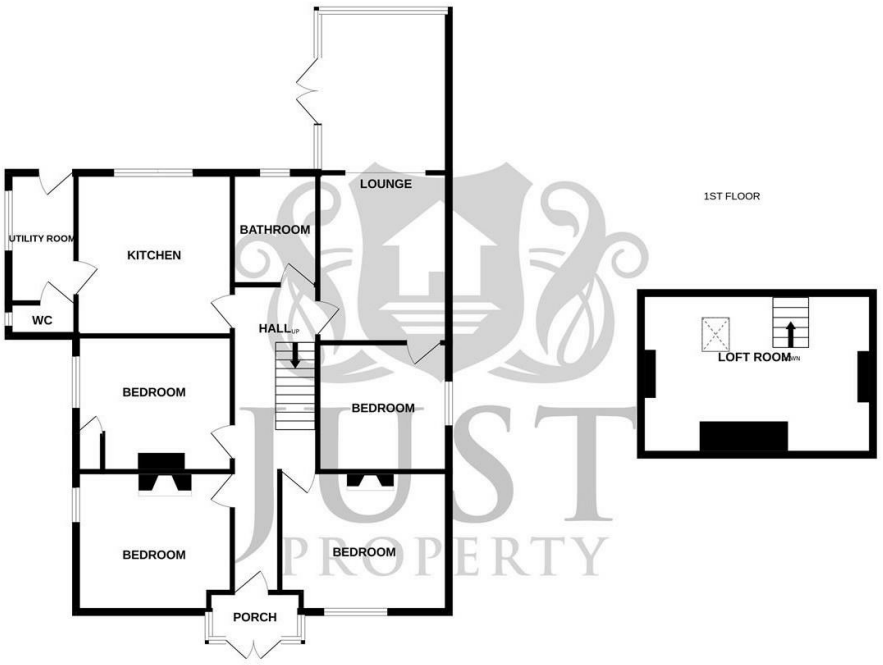


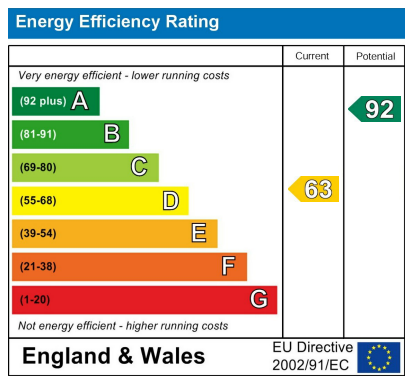




FLOORPLANS

Mouchers Roost Butchers Lane, Three Oaks, TN35 4NH





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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Freehold

£450,000









4 Bedrooms | 1 Receptions | 1 Bathrooms | 1216.32 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented three/four bedroom detached bungalow, occupying a delightful position in the sought-after village of Three Oaks. The property is presented in excellent order throughout and offers spacious, versatile accommodation, generous off-road parking with a carport and a superb, level rear garden.

Upon entering the property, you are welcomed by a lovely entrance porch, open entrance hallway, creating an immediate sense of space. The accommodation includes an impressive 25'6" living/dining room, providing an excellent space for relaxing and entertaining, together with a modern fitted kitchen and separate utility room. There are three/four ground-floor bedrooms, offering flexibility for families, guests or those requiring a home office, together with a family bathroom and separate WC. The property also benefits from a useful loft room, providing further versatile space.

Externally, the gardens are a particular selling point of this wonderful home. The generous, level rear garden is predominantly laid to lawn, making it ideal for families and those who enjoy spending time outdoors. Enjoying a good degree of privacy and a lovely outlook towards neighbouring woodland, the garden also features a patio area, a barn-style shed, an additional garden shed and an insulated summer house, ideal for a home office or hobby room.

To the front, there is ample off-road parking together with a carport. Further benefits include mains gas central heating. Three Oaks is a charming village surrounded by beautiful East Sussex countryside, offering a peaceful setting with its own train station, whilst remaining conveniently positioned for Hastings and Rye, with their range of shops, restaurants and amenities.

In our opinion, this is a fantastic opportunity to acquire a beautifully maintained and versatile detached home in a lovely location

For further information or to arrange your viewing, please contact Just Property

ROOM DIMENSIONS

Front Door

Entrance Porch

Entrance Hall

Lounge-Dining Room
25'5" x 9'8" (7.77m x 2.97m)

Bedroom
2.95m x 2.77m

Kitchen
11'8" x 11'6" (3.58m x 3.53m)

Utility Room
10'2" x 4'9" (3.10m x 1.45m)

WC

Bedroom
12'0" x 10'5" (3.66m x 3.20m)

Bedroom
12'0" x 10'5" (3.68m x 3.20m)

Bedroom/ study
12'0" x 10'2" (3.68m x 3.10m)

Bathroom

Loft Room
17'5" x 8'7" (5.33m x 2.62m)

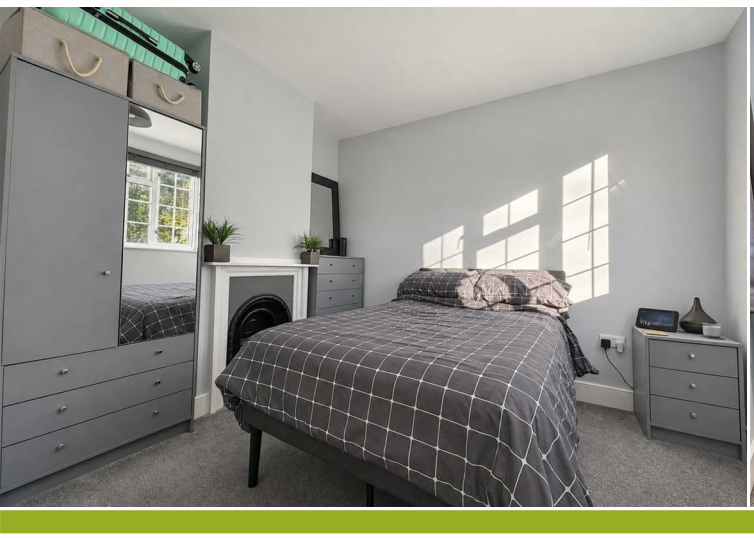
Rear Garden

Summer House
8'0" x 8'0" (2.44m x 2.44m)

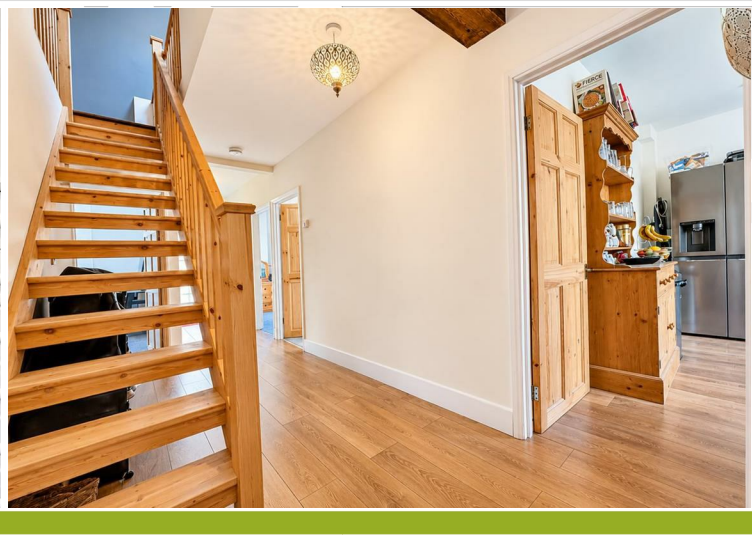
Barn Shed
16'0" x 10'0" (4.88m x 3.05m)

FEATURES

- Detached Bungalow
- Kitchen & Utility
- Bathroom & Separate WC
- Expansive Rear Garden
- Off-Road Parking
- Lounge-Dining Room
- Four Bedrooms
- 17ft Loft Room
- Two Outbuildings
- Council Tax Band C







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.