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Taylor Engley



Bowood Cottage Station Road, Berwick, Berwick, East Sussex, BN26 6SZ

Offers In Excess Of £700,000 Freehold

Nestled in the charming area of Berwick, this CHAIN FREE detached house offers a wonderful opportunity for those seeking a spacious family home. Set on a generous plot of just under an acre and a half (in total), the property boasts a delightful blend of comfort and potential. The house features four well-proportioned bedrooms, three bathrooms and a large garage. One of the standout features is the expansive gardens that surround the property and offers plenty of space for extension if required (subject to necessary planning consents). From the garden, gates lead to the PADDOCK, offering a unique opportunity for outdoor activities, gardening, or simply enjoying the serene surroundings. The large plot provides a sense of privacy and tranquility, making it an ideal retreat from the hustle and bustle of everyday life. EPC = D



**ENTRANCE PORCH * HALLWAY * LIVING ROOM * GARDEN ROOM * CLOAKROOM/WC * KITCHEN *
UTILITY ROOM * MASTER BEDROOM WITH EN-SUITE BATHROOM * THREE FURTHER
BEDROOMS * TWO FURTHER BATHROOMS * LARGE GARAGE WITH FURTHER WC TO REAR *
LARGE GARDENS * SPACIOUS DRIVEWAY * PADDOCK**

**MAINS DRAINAGE * ELECTRIC HEATING * DOUBLE GLAZING * CLOSE TO THE TRAIN STATION SO
PERFECT FOR THOSE COMMUTING TO THE CITY**



ENTRANCE PORCH

Tiled floor, door to:

HALLWAY

Night storage heater.

CLOAKROOM/WC

White low level WC.

LIVING ROOM

16'4" x 14'7" (4.98m x 4.45m)

Feature fireplace surround with inset wood burning stove, two double glazed windows overlooking the front garden, night storage heater, patio doors to:

GARDEN ROOM

11'9" x 5'7" (3.58m x 1.70m)

Double glazed window with outlook to front, patio doors opening on to the garden.

KITCHEN

15'5" x 10'3" (4.70m x 3.12m)

Fitted with a range of cupboards and drawers, worksurfaces, integral fridge, built-in Bosch oven, grill and hob with extractor fan over, ceramic sink unit with mixer tap, two double glazed windows with outlook over the rear garden, electric heater, door to:

UTILITY ROOM

10'4" x 6'8" (3.15m x 2.03m)

Fitted with a range of cupboards and drawers, worksurfaces, double drainer sink unit, space and plumbing for washing machine and tumble dryer. Double glazed window with outlook to rear, electric heater, door to garden.

From the hallway, stairs rise to the first floor landing with double glazed window overlooking the rear garden, built-in storage cupboard, electric heater, airing cupboard housing hot water cylinder, hatch to loft space.

BEDROOM ONE

16'6" x 9'8" (5.03m x 2.95m)

Night storage heater, double glazed window overlooking the rear garden.

EN-SUITE BATHROOM

White suite comprising washbasin, WC, bath with Mira shower over, double glazed window to front, heated towel rail.

BEDROOM TWO

15' x 10'4" (4.57m x 3.15m)

Double glazed window with outlook to rear, night storage heater.

BEDROOM THREE

12'11" x 11'7" (3.94m x 3.53m)

Night storage heater, double glazed window with outlook to front.

BEDROOM FOUR

9'3" x 7'2" (2.82m x 2.18m)

Electric heater, double glazed window with outlook to front.

FAMILY BATHROOM

Suite comprising bath, WC, washbasin, double glazed window to rear, electric heater, heated towel rail.

SHOWER ROOM

Suite comprising washbasin, WC, shower, heated towel rail, double glazed window to front.

PARKING & GARAGE

Spacious driveway with off road parking for numerous vehicles leading to the garage (25'4" x 9'8" max) with up and over door to front, double glazed window to side, door to rear garden, door to WC with WC, washbasin and window to rear.

GARDENS

The gardens are a particular selling point, the overall plot size including the paddock to rear are just under an acre and a half. Numerous trees and shrubs, patio area, summerhouse, timber shed, outside tap, store cupboard. Gate to:

PADDOCK

Outside store,

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - F.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



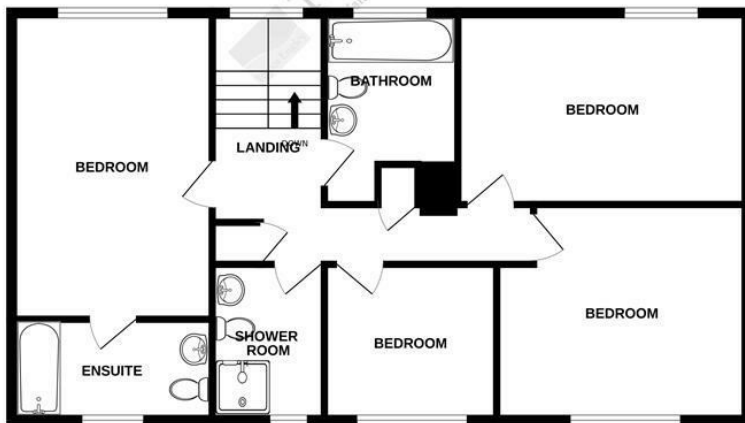




GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	72
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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