



£475,000- £500,000 Guide price

Duck Cottage, 6a Grantham Bank, Barcombe, BN8 5DJ

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The property...

We are pleased to market for sale this 2 Double Bedroom Detached Bungalow located in the popular and sought after village of Barcombe. The property is particularly well situated in a tucked away position and benefits from a Southerly and Western Facing Garden. The modern property boasts Vaulted Ceilings in part, a Kitchen Dining Room, a dual aspect Sitting Room, Utility Room, an Accessible Wet Room and 2 Double Bedrooms, the principal with EnSuite Shower Room.

Entrance Porch – Door to;

Entrance Hall – Doors to principal rooms

Kitchen/Dining Room – Measuring a generous 19'9 x 10'7. Finished in an oak wood design and comprising of a range of wall and base units with cupboards and drawers and tiled splashbacks. The room boasts a vaulted ceiling with roof window and enjoys views and access over the garden. Door to;

Sitting Room – A dual aspect Sitting Room enjoying views over the garden. Feature fireplace and door to garden.

Utility Room – Fitted cupboards and space for appliances. Window to the rear.

Bedroom 1– A Dual aspect room with raised bay window to the front and window to the side enjoying views over the garden. Door to;

EnSuite Shower Room – Modern suite comprising of shower enclosure with sliding glass door, wc and wash hand basin. Simple white tiled walls complimented by a darker tiled floor.

Bedroom 2– Double bedroom measuring a comfortable 15'3 x 11'4 and enjoying views over the garden.

Shower Room – Accessible wet room style shower enclosure, wc and wash hand basin. Neutral tiled walls, heated towel rail and frosted window to rear.

Outbuilding – Detached garage/workshop windows to the rear and side and double doors to the front.





Outside and Location...

Garden – The gardens wrap around the property to all sides but primarily to the side and rear. To the Southern aspect there is a great space leading to a garage and space to park several vehicle. Wrapping around the property and to the rear is you find a generously sized rear garden, mainly laid with bark, and features areas of raised flowerbeds and shrubs; there is also a large area of block paved patio, a greenhouse and a Yew Tree (subject to a Tree Preservation Order).

Driveway – Approached via five bar gates and providing Off Street Parking for numerous vehicles.

Barcombe Village offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse. Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

Tenure – Freehold

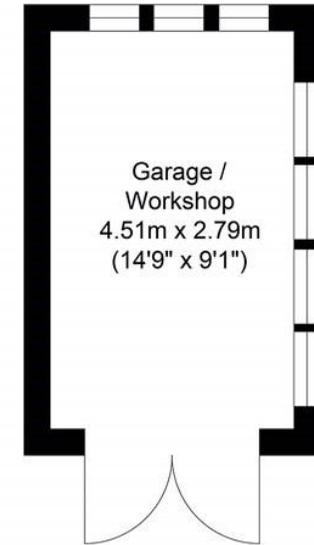
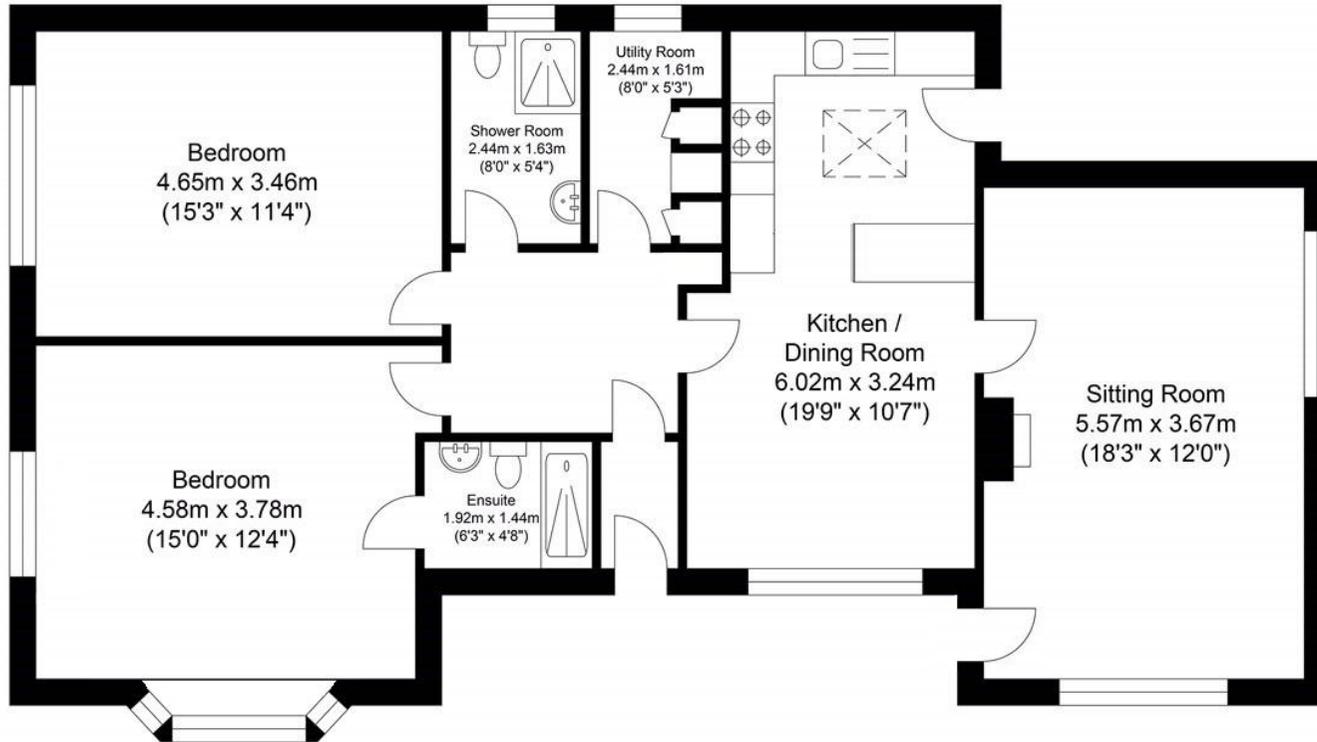
Calor Gas Central Heating, Boiler installed Feb 2023 –

Double Glazing

EPC Rating – E

Council Tax Band - E





Ground Floor
 Approximate Floor Area
 987.69 sq ft
 (91.76 sq m)

Outbuilding
 Approximate Floor Area
 135.41 sq ft
 (12.58 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 91.76 sq m / 987.69 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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