

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

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The Cottage, New England Lane, Sedlescombe, East Sussex TN33 0RP **£550,000 freehold**

An extremely attractive and immaculately presented Grade II listed attached three bedroom character cottage in a quiet lane location, with ample parking, private garden and outbuilding.

Grade II Listed Cottage	3 Bedrooms	Immaculately Presented	Ample Parking
Private Rear Garden	Quiet Lane Location	Useful Outbuilding	

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## Description

The Cottage is a Grade II listed period property dating back to the mid 17th Century with later additions which is believed to have once been a brickmakers cottage forming part of a larger estate. Both the house and gardens are presented in immaculate condition with a recently fitted bespoke kitchen. The entrance hall is a welcoming space with vaulted ceilings and measuring almost 24' in length. The bespoke kitchen is a wonderful double aspect room with doors leading out to the garden and is a perfect entertaining space. The living room enjoys an inglenook fireplace with a working log burner and also has a door giving access to the rear garden. To the first floor are two double bedrooms plus a third which is currently utilised as a study and the bedrooms are access via two staircases from the entrance hall which would make the property appealing to those who regularly host guests, or for those looking for a property with the potential for multi-generational occupancy. Outside the property enjoys a well presented front garden with a white picket fence, ample off road parking, a bin and log store and a large outbuilding, which could be suitable for a number of different uses. The immaculate rear garden enjoys a very good degree of privacy with an area of patio, summerhouse and the whole property is set on a quiet lane location on the outskirts of the popular village of Sedlescombe, which enjoys a post office, shop, public house, hotel, doctors surgery and primary school. A more comprehensive range of amenities can be found at nearby Battle with its attractive high street of independent shops, pubs, restaurants, supermarkets as well as a mainline station which offers regular services to London Charing Cross. The area is well served for schools, both private and comprehensive at primary and secondary levels.

## Directions

From the village green in Sedlescombe proceed in a southerly direction passing the playing fields and bearing left into Chapel Hill. Follow the lane round into Cottage Lane and proceed for a short distance turning right into New England Lane. Continue along where the property will be found on the left hand side. What3Words:///objective.approach.icons

**NOTE: We would advise you to leave the property via Cottage Lane and not the A21.**

## THE ACCOMMODATION COMPRISES

Front door leading to

## SPACIOUS ENTRANCE HALL

20' 11" x 7' 3" (6.38m x 2.21m) with two separate staircases leading to the first floor, understairs storage cupboard and cloaks cupboard, two windows to the front, vaulted ceilings, exposed timbers, oak flooring, radiator. Door to

## LIVING ROOM

19' 7" x 10' 9" (5.97m x 3.28m) with two windows and a door to the rear garden centered around a large inglenook fireplace with bressumer beam, red brick surround and working log burner, exposed ceiling and wall timbers.

## KITCHEN

13' 1" x 12' 3" (3.99m x 3.73m) a double aspect room with windows to side and rear, double doors leading out to the garden, exposed ceiling timbers, French flagstone flooring and a range of bespoke Shaker style kitchen cabinets incorporating cupboards and drawers, space for a Range cooker, areas of quartz working surface with a butler sink, a shelved pantry cupboard with power and light, a further cupboard housing the immersion tank, shelving.



## BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m) with window to front, tiled floor and walls and fitted with a wc, panelled bath with shower attachment over, pedestal wash hand basin.

From the hallway a turn staircase gives access to a brief first floor landing which provides access to Bedrooms 1 and 2 and a second staircase gives access to Bedroom 3.

## FIRST FLOOR BEDROOM I

13' 10" x 12' 10" (4.22m x 3.91m) a double aspect room with windows to side and rear, storage cupboard and eaves storage.



## BEDROOM 2

11' 6" x 8' 7" (3.51m x 2.62m) with window to rear, exposed ceiling and wall timbers, red brick chimney breast and door to

## BEDROOM 3

11' 5" x 7' 10" (3.48m x 2.39m) with window to rear, exposed ceiling and wall timbers.

## OUTSIDE

To the front is a well maintained area of garden, predominantly laid to lawn with planted borders, white picket fence enclosed and gravel path to the front door. A driveway provides parking for several vehicles and gives access to the garage/workshop. There is an outside tap, light, bin store and further gate to the rear garden. The rear garden offers a very good level of privacy, is predominantly laid to lawn with an area of patio accessed from the kitchen and living room. Steps lead up to the well maintained lawn where there is a pergola seating area, summerhouse with power and light currently used as a therapy room, and also access to the outbuilding. The garden is enclosed with mature hedging.

## GARAGE/WORKSHOP

with double doors, separated into three separate rooms. The first room is 15' 9" x 12' 0" (4.80m x 3.66m) with window, shelving, power and light, the second room is 10' 10" x 9' 10" (3.30m x 3.00m) and an additional room which is 14' wide also with power and light.

## COUNCIL TAX

Rother District Council  
Band D - £2,558.68

## AGENTS NOTES

1. The cottage has a shared private drainage system with the attached property. The system sits within the curtilage of The Cottage but it is understood that the maintenance costs are divided between the two properties.
2. There is a covenant on the hedge to the left of the driveway that it cannot be removed, in order to screen the adjacent driveway.



**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.