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your local independent estate agent

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2 Red Barn Cottages, The Street, Sedlescombe, East Sussex TN33 0QW

**£550,000 freehold**

An attractive double fronted semi-detached character cottage in a central village location, recently refurbished with parking and no chain.

Semi Detached Cottage  
Central Village Location

3 Bedrooms  
Off-Road Parking

2 Reception Rooms  
Chain Free

Landscaped Garden



## Description

2 Red Barn Cottages dates back to 1926, built in a Georgian style, with attractive red brick facade, double fronted with sash windows. Internally the property is presented in immaculate order, having recently been refurbished throughout to include under floor heating to the ground floor and shutters to all the windows. Both the dining room and living room are generously proportioned with tall ceilings and large windows facing to the south west making the space feel large and bright. The kitchen is modern, in a Shaker style, and in turn leads into a wonderful garden room which is a versatile space which could be used as an additional sitting area, with windows to two sides overlooking the manicured gardens and has a vaulted ceiling. To the first floor there are three bedrooms, two being doubles with windows facing south west and a modern bath/shower room which enjoys a double aspect. Externally the property enjoys two parking spaces to the front and an attractive red brick pathway gives access to the front door and an attractive terrace with countryside views. The rear garden offers privacy, backs onto fields, beautifully landscaped and maintained. The patio area immediately off the kitchen and garden room enjoys a gazebo for alfresco dining. The property is situated in the centre of the popular village of Sedlescombe, just a few minutes walk from the village green with the Queens Head Public House, village store and post office, doctors surgery and Sedlescombe C of E primary school. Nearby Battle provides a mainline station with services to London Charing Cross and to the south Hastings and St Leonards offer a wide range of amenities, most High Street shops and supermarkets, pubs, bars, restaurants and recreational facilities. The area is very well served for schools, both comprehensive and private and the property is in the Claverham Community College catchment area. The property is offered to the market with no onward chain and viewing is highly recommended.

Historical Note: Designed by Nathaniel Lloyd of Great Dixter (father of Christopher Lloyd) as cottages for estate workers from Castleman. Original hand-coloured plans are held at Great Dixter. Built with locally produced Neatenden bricks specified by Nathaniel to be varied in colour, with some being "blue". The cottages are mentioned in The Buildings of England (Sussex:East) by Nikolaus Pevsner.

## Directions

What3Words: ///gravest.consonant.funded

## THE ACCOMMODATION

With approximate room dimensions, is approached via front door into

## BRIEF ENTRANCE HALL

Stairs rising to the first floor landing, wood panelling to the walls, doors leading to the living room and the dining room, laminate wood effect flooring.

## DINING ROOM

12' 5" x 8' 9" (3.78m x 2.67m) A double aspect room with double glazed sash windows to the front with glimpses of countryside views and a sash window to the side, under stairs storage cupboard, radiator, laminate wood effect flooring, decorative corning and ceiling rose. Door into

## KITCHEN

14' 3" x 6' 2" (4.34m x 1.88m) Variety of wall and base mounted units, in a Shaker style incorporating cupboards and drawers, one and a half bowl ceramic sink drainer unit with mixer tap, window to the rear of the property and door giving access into the rear garden, granite effect work surfaces, tiled splash back surround, integrated Neff appliances which include electric oven, grill, four ring induction hob with extractor hood over, space for American style fridge/freezer, multiple power sockets, recessed lighting to ceiling, wood effect ceramic tiles, under floor heating.

## GARDEN ROOM

8' 10" x 8' 5" (2.69m x 2.57m) A double aspect room with double doors leading to the rear garden, partially vaulted ceiling, breakfast bar, under floor heating, open doorway into the



## UTILITY ROOM

5' 2" x 5' 5" (1.57m x 1.65m) Variety of wall and base mounted units of a shaker style, granite effect work surface, tiled splash back surround, space and plumbing for a washing machine, power points, under floor heating, recessed lighting to ceiling, door into

## WC

Window looking into the dining room, vanity unit incorporating sink with cupboards under, partially tiled walls to waist height, wood effect ceramic flooring with under floor heating.

## LIVING ROOM

Two sash windows overlooking the front with glimpse of countryside views, window to the rear, centred around a gas fire, solid wood flooring, panelling to waist height, radiator, decorative corning and ceiling roses.

## FIRST FLOOR LANDING

Window to the rear of the property, loft access, airing cupboard.

## BEDROOM 1

12' 6" x 8' 11" (3.81m x 2.72m) Window to the front of the property with sash windows, picture rail, cupboard with hanging rails, radiator.



## BEDROOM 2

11' 0" x 10' 11" (3.35m x 3.33m) Two sash windows to the front of the property with countryside views, picture rail, ceiling rose, radiator.

## BEDROOM 3

7' 1" x 7' 6" (2.16m x 2.29m) Laminate wood effect flooring, sash window to the rear with countryside views, picture rail, radiator, ceiling rose.

## FAMILY BATHROOM

7' 6" x 6' 4" (2.29m x 1.93m) plus shower recess, double aspect room with windows to the side and rear, pedestal wash basin, corner bath, wc, shower, tiled floor, part tiled walls, heated towel rail.



## OUTSIDE

To the front of the property is a block paved driveway for two cars surrounded by a red brick retaining wall with lights and wiring for EV charging point. Steps lead up to a paved pathway and further steps giving access to the front door, red brick terrace in turn leads to a path leading to the rear garden which is planted with mature trees and shrubs.

The rear garden has been landscaped, arranged as two separate terraces, one adjoining the property and accessed from the garden room and kitchen. There is a gazebo, red brick steps lead onto a raised decked area where there is also a shed and the two are separated by flower beds which are interspersed with mature shrubs. The garden backs onto open fields.



## COUNCIL TAX

Rother District Council  
Band D - £2,558.68

**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.