



Sharlands Corner Sharlands Lane,  
East Sussex,  
TN22 5HN



# Sharlands Corner Sharlands Lane

Enjoying spectacular rural views amidst wonderful gardens. Viewing is essential to appreciate this immaculate and extended semi detached period property, dating from 1869, that is located on the rural outskirts of the village on a little used country lane with parking and garaging. No onwards chain.

## Features

|                               |                                    |
|-------------------------------|------------------------------------|
| SEMI DETACHED PERIOD COTTAGE  | STUNNING COUNTRYSIDE VIEWS         |
| RETAINING CHARACTER AND CHARM | 3 BEDROOMS                         |
| PARKING AND GARAGE            | DELIGHTFUL GARDENS                 |
| VARIOUS OUTBUILDINGS          | AREA OF OUTSTANDING NATURAL BEAUTY |
| NO ONWARDS CHAIN              |                                    |



## Description

This attractive semi detached period property originally formed part of the Possingworth Estate and has been sympathetically extended and maintained by the current owners for some thirty years. Set on elevated grounds the property enjoys spectacular views from almost all the rooms across the High Weald and up to the Ashdown Forest. Retaining character and charm the property retains decorative brickwork and tile hanging below a tiled roof with the original diamond cut windows with secondary double glazing and oil fired central heating throughout.

At the heart of the cottage is a fabulous living space with wide glazing taking in the views that connects to the kitchen and sitting room which has a wood burning stove. There are three double bedrooms set out over the first and second floors all enjoying a wonderful outlook as well as a separate family bathroom. Extending to approximately 0.3 of an acre, outside is a true gardeners' delight having been established over the years to provide a variety of secluded seating areas and many established flower beds that boast an array of plants, shrubs and specimen trees. The gardens fall away to a kitchen garden and composting area with a wildlife pond and wild flower garden. The whole offering privacy and seclusion. No onwards chain.

Note: The property has a shared private drainage system with the adjoining property.

## Directions

From the village proceed east along the B2102 taking the first left into Sharlands Lane where the property will be found a short way down on the left hand side.

What3Words: [///paler.improve.wink](https://www.what3words.com/paler.improve.wink)



## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

15' 9" x 6' 1" (4.80m x 1.85m) Window to front, stairs rising to first floor landing, understairs cupboard housing the fuseboard, doors leading through to the Sitting Room and

### UTILITY/WC

6' 0" x 5' 2" (1.83m x 1.57m) Range of base and wall mounted units, space and plumbing for tumble dryer, working surface incorporating enamel sink and mixer tap, low level wc, heated towel rail.

### SITTING ROOM

20' 9" x 12' 6" (6.32m x 3.81m) With window to front with secondary double glazing, brick fireplace with inset wood burning stove on a brick hearth with oak mantel, cupboard with shelving, a door to the kitchen and multi paned glazed doors leading to

### LIVING/DINING ROOM

24' 4" x 11' 4" (7.42m x 3.45m) With double doors to the terrace and garden, wide glazing, an atrium roof, engineered oak flooring, recessed lighting, wired for sound and connecting into the

### KITCHEN

13' 4" x 7' 0" (4.06m x 2.13m) With window to side, tiled floor, fitted with a range of base and wall mounted units incorporating cupboards and drawers with propane double oven, fridge/freezer, floor mounted boiler, door to rear porch and an opening through to

### PREPARATION AREA

7' 0" x 5' 5" (2.13m x 1.65m) Windows to front, tiled floor and fitted with a further range of base and wall units with space and plumbing for dishwasher and washing machine and a working surface incorporating an acrylic sink with mixer tap.

### REAR PORCH

Giving access to the kitchen.

### FIRST FLOOR LANDING

Stairs to second floor

### SHOWER ROOM

6' 1" x 6' 1" (1.85m x 1.85m) Window to rear, fitted with a vanity sink unit with mixer tap, corner shower with tiled enclosure, low level wc and heated towel rail.





### **BEDROOM**

10' 9" x 9' 4" (3.28m x 2.84m) Currently used as a study with window to rear taking in fabulous views with a custom made range of wardrobes with overhead storage and concealing the water tank with slatted shelves.

### **BEDROOM**

11' 10" x 11' 0" (3.61m x 3.35m) With attractive central cast iron fireplace with oak hearth, double wardrobes with overhead storage, window taking in views to the front.

### **SECOND FLOOR BEDROOM**

17' 10" x 10' 10" (5.44m x 3.30m) max, having a double aspect with dormer window taking in fabulous views, window seat, double wardrobes. Access to loft space and eaves storage.

### **CAR BARN**

17' 5" x 9' 9" (5.31m x 2.97m) Of oak framed construction with mezzanine storage. To the rear is a WOOD STORE 9' 10" x 5' 6" (3.00m x 1.68m) with lighting.

### **GARDENS**

The property is approached over a driveway that rises up giving access to the entrance porch and around to the side where a five barred gate leads to an additional driveway with access to the rear porch and car barn. The gardens are a real feature of the property and enjoyed from a large area of patio that extends across the back of the house. Steps lead out onto the gardens that provide areas of lawn that are interspersed with many established flower beds and a variety of seating areas. There are 3 TIMBER SHEDS, a FORMER PRIVY 4' 6" x 4' 2" (1.37m x 1.27m) and an ALUMINIUM GREENHOUSE 9' 8" x 7' 7" (2.95m x 2.31m). Within the garden are various paved patios, one that is glass screened and sub-divided. Beyond the gardens gently slope away having been beautifully laid out and planted. A gravel pathway runs along the perimeter and gives access to a pedestrian gate back to the lane. There is a wildlife pond and a beech hedge and gates divide a kitchen garden with espalier apple trees and fenced areas. There are raised beds, compost bins and a gate leading to a wild flower garden with an access gate to the lane. The whole is enclosed by mature native hedging and offers a great deal of privacy.

### **COUNCIL TAX**

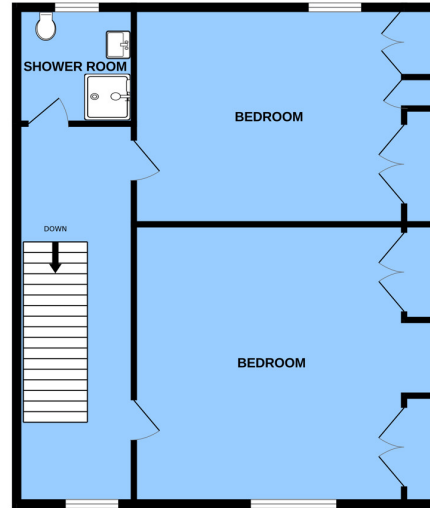
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Band E £2,833.87 (2023/24)



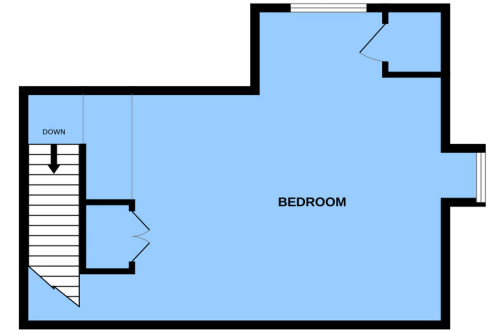
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 76        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | 49                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

