



South Folly Cottage, Woods Corner,
Dallington,
East Sussex,
TN21 9LB



South Folly Cottage, Woods Corner

Enjoying spectacular views over far reaching countryside towards the English Channel and South Downs is this beautifully presented detached four bedroom family home with impressive oak framed and glazed extension, delightful gardens, ample parking and double garage. All set within the centre of Woods Corner and within walking distance of the local pub.

Features

ATTRACTIVE DETACHED HOME

VAULTED KITCHEN/DINING ROOM

FAR REACHING COUNTRY VIEWS

DELIGHTFUL GARDENS

4 BEDROOMS

CENTRE OF VILLAGE

AMPLE PARKING AND DOUBLE GARAGE



Description

Viewing is essential to appreciate this attractive house that stands on elevated grounds in the centre of Woods Corner. with spectacular views Built in the early 2000s the property presented attractive brick and tile hung elevations below a tiled roof and benefits from oil central heating and timber double glazing. Since its original construction the property has benefitted from a fabulous vaulted oak framed extension which has created a wonderful open plan kitchen/living space with wood burning stove taking in the magnificent views. The living room has a triple aspect with a further wood burning stove and there are two additional reception rooms as well as a utility room. The utility room connects to a large double garage and to the first floor a luxurious bedroom has a walk-in dressing room and an en-suite as well as three further bedrooms and a bathroom. Many of the rooms enjoy the spectacular views that extend across the High Weald to the South Downs and English Channel.

The gardens are also a feature of the property extending out to the side and rear. They have been beautifully planted with an extended section that is classified as agricultural. There is ample parking and a large double garage.

Woods Corner is set on the outskirts of Dallington and provides access to the wonderful adjoining countryside and many country walks with the local pub within a few minutes walk.

Directions

From Battle proceed along the B2906. When entering Woods Corner the property will be seen on the left hand side.

What3Words: ///snooty.crouch.daydream



THE ACCOMMODATION

With approximate dimensions, is approached via a

COVERED PORCH

With outside light, panelled door through to

L-SHAPED RECEPTION HALL

With stairs rising to first floor landing with under stairs storage cupboard.

WC

5' 10" x 4' 2" (1.78m x 1.27m) With obscured window to rear, fitted with a white low level wc and pedestal wash hand basin with mixer tap.

LIVING ROOM

20' 7" x 13' 0" (6.27m x 3.96m) A triple aspect room with attractive central brick fireplace with Yorkstone hearth and inset wood burning stove.

STUDY

8' 5" x 7' 0" (2.57m x 2.13m) With window to front.

DINING ROOM

10' 7" x 10' 4" (3.23m x 3.15m) With window to front.

KITCHEN/BREAKFAST ROOM

23' 0" x 14' 0" (7.01m x 4.27m) An impressive vaulted kitchen/breakfast room enjoying a double aspect taking in rural views, with recessed lighting, oak flooring and fitted with a comprehensive range of custom made base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher. There is a Range master cooker with five ring ceramic hob with extractor fan above and space for an American style fridge/freezer. There is a polished concrete working surface incorporating a Butler sink with etched drainer. The kitchen opens through to the breakfast room with wood burning stove and door to patio.

UTILITY ROOM

13' 8" x 4' 8" (4.17m x 1.42m) With window to rear, ash flooring and fitted with a range of base mounted cabinets with space and plumbing for appliances, working surface incorporating stainless steel sink with mixer tap and drainer.

FIRST FLOOR LANDING

Window taking in views to the rear, access to loft space and airing cupboard with slatted shelves.





MASTER BEDROOM

13' 3" x 13' 0" (4.04m x 3.96m) An impressive double aspect room taking in far reaching views with a large dressing room 7' 0" x 5' 8" (2.13m x 1.73m) with hanging and shelving.

EN-SUITE

13' 1" x 6' 10" (3.99m x 2.08m) Window to front, tiled floor, part tiled walls and fitted with a white panelled bath with mixer taps and shower attachment, sink unit with mixer tap, corner glazed shower with tiled enclosure, concealed cistern W/C, heated towel rail.

BATHROOM

9' 0" x 6' 9" (2.74m x 2.06m) Window to front, tiled floor, part tiled walls, fitted with a white panelled bath with mixer taps and shower attachment, vanity sink unit with mixer taps, low level wc, corner glazed shower with heated towel rail to side.

BEDROOM

10' 0" x 9' 9" (3.05m x 2.97m) With windows taking in views to the rear.

BEDROOM

11' 5" x 9' 2" (3.48m x 2.79m) With window taking in views to the rear.

BEDROOM

10' 1" x 6' 10" (3.07m x 2.08m) With window to front.

GARAGE

16' 4" x 14' 9" (4.98m x 4.50m) With two sets of double hinge doors, power and light, separate door to patio and garden.

OUTSIDE

The property is approached over a tarmac driveway that provides parking with access to the garage. A gate and path lead to the side and rear and a pathway also leads to the front door and entrance porch. The front garden is enclosed by a low wall that wraps around to the side where there is an area of lawn with planted borders. The rear garden provides a large area of patio that looks out over the views and an area of lawn with established flowerbeds that boast an array of flowering shrubs and specimen trees. The lower section of garden is outside of the residential curtilage.

COUNCIL TAX

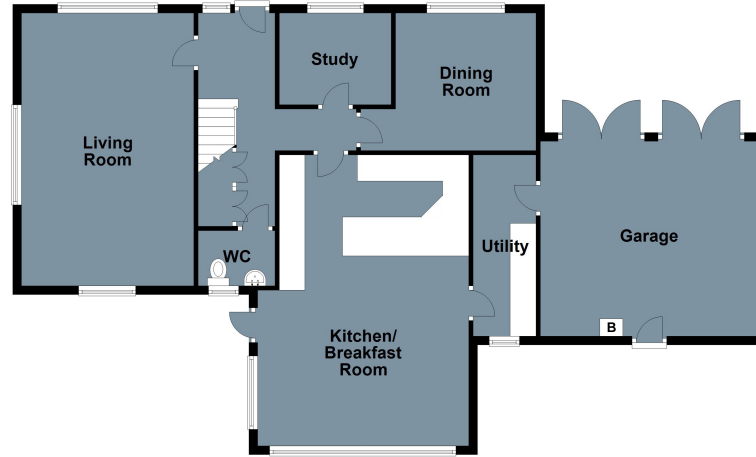
Rother District Council

Band G - £3818.90 (2022/23)



Ground Floor

Approx. 117.3 sq. metres (1262.9 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.4 sq. feet)



Total area: approx. 192.0 sq. metres (2066.3 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

