

A modern three bedroomed cottage in a tucked away position close to nice countryside walks. The property is spread over three floors. The ground floor comprises of the kitchen, which includes built in fridge/freezer, oven and space for washing machine, downstairs cloakroom and living room with patio doors opening out onto decking and shingle patio garden, easy to maintain and ideal for entertaining. The first floor includes the family bathroom, the master bedroom situated to the rear of the property and bedroom 3. The top floor comprises of a second bedroom and shower room. The property backs onto woodland and has off street parking with additional visitor parking. Well positioned for easy access to the local school, Wilderness Wood and Buxted with its local shop and direct train station to London. EPC = D, Council Tax Band = C.



















Map data @2025 Wilderness Wood Hadlow Down STSA

01892 653333

as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their prospective buyers. Accordingly a) their accuracy is not guaranteed and interest somethat of asale. contract of sales and neither Banfield Residential Sales and neither Banfi We have not tested any services, appliances, appliances, equipment of sacilities and nothing in these particulars shall be deemed to be a statement that the property, as a guide to

> if you wish to arrange a viewing appointment for this property or require further information. Please contact our Banfield Estate Agents Office on 01892 653333

embloyment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Viewing



| | 09 | 9 | | (1-20) | 09 | | 28 | ១ | | (1-20) |
|---|---------|---|---|-----------|----|-----------|-------------|------------|------------------------|-------------|
| | | <u></u> | | (21-38) | | 09 | | 를 | | (86-15) |
| | | 3 | | (39-54) | | | | 3 | | (39-54) |
| | | 0 | | (89-55) | | | | | 0 | (89-99) |
| | | |) | (08-69) | | | | | ව | (08-69) |
| | | | 8 | (16-18) | | | | | 8 | (16-18) |
| | | | | (sold Se) | | | | 1 | (suld Se | |
| | | Very environmentally friendly - lower CO2 emissions | | | | | | sysoo Buyu | efficient - lower runi | үөгу өпөгду |
| d | Current | | | | | Potential | Current | | | |
| | бι | Impact (CO ₂) Ratin | | | | gnita | Fficiency R | nergy E | | |
| | | | | | | | | | | |

Energy Efficiency Graph

Area Map Floor Plan