

## **SUMMARY**

Guide price £725,000 - £750,000.

Tucked away in a peaceful semi-rural setting on the edge of a sought-after village, this charming and significantly improved detached cottage combines traditional character with modern finishes.

Offering spacious and flexible living accommodation, the property has been tastefully updated throughout.

A welcoming double-height reception hall leads to a superb double-aspect sitting room featuring exposed beams and a wood-burning stove.

The stylish kitchen/breakfast room has been beautifully refitted with shaker-style units and opens directly onto a secluded garden patio. A separate dining room, home office/study, and contemporary ground floor shower room complete the ground floor.

Upstairs are three generously proportioned bedrooms, including one with a walk-in closet, all served by a re-fitted family bathroom.

Outside, the gardens are a standout feature—extensive and private, laid mainly to lawn with mature borders, a summer house, timber shed, and a large patio ideal for entertaining.







The property backs directly onto open countryside, offering wonderful rural views and complete seclusion.

A long private driveway and brick-paved area provide ample off-street parking for numerous vehicles.

This is a rare opportunity to acquire a truly special cottage in an idyllic village-edge location—perfect for those seeking peace, space, and charm in equal measure.



## Living Room

17'8 x 12'2

## Dining Room

11'10 x 11'6

## Kichen

10'10 x 10'2

## Office

11'10 x 5'11

## Bedroom

25'1 x 6'8

## Bedroom

12'2 x 11'2

## Bedroom

12'2 x 7'7

Council Tax Band - G £4,347 per annum



































# INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Wealden District Council

#### Council Tax Band

G

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

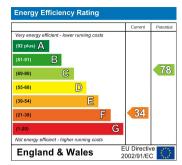
Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



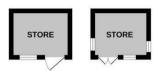
#### **Floorplan**

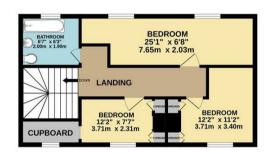
## **Energy Efficiency Graph**











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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