



OAKFIELD



Church Lane, Laughton
Asking Price £750,000



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SUMMARY

Tucked away in the picturesque village of Laughton, Beech Cottage is a charming and deceptively spacious four-bedroom period home, offering over 1,900 sq ft of beautifully arranged accommodation across three floors.

Blending characterful features with practical modern living, this delightful cottage enjoys an idyllic setting with countryside views, while remaining conveniently placed for amenities and travel.

Step through the pretty cottage-style front door and you're welcomed by a bright entrance porch leading into the heart of the home.

The generously proportioned sitting room features a large window and inglenook fireplace, creating a cosy and inviting atmosphere.

A separate dining room with bay window offers ample space for entertaining, flowing into the well-equipped kitchen which overlooks the rear garden.

A utility room and conservatory complete the ground floor, providing excellent flexibility for family life and additional storage or garden enjoyment.

The first floor boasts three double bedrooms, including a particularly large principal room, all served by a modern family bathroom. On the second floor, you'll find a further double bedroom and a versatile loft room that could be used as an



office, playroom, or additional guest space.

With views over neighbouring fields and charming period details throughout, the home offers both character and comfort in equal measure.

Outside, the property enjoys a mature front & rear gardens with a garden store, perfect for tools or bikes. Rear garden open to countryside views.

Residents also benefit from the tranquillity of a no-through road, with easy access to countryside trails.

Laughton is a sought-after village with a strong sense of community, a well-regarded primary school, a popular pub (The Roebuck Inn), village shop, and recreation ground.

Just a short drive away is the historic county town of Lewes, offering a wider range of amenities and a mainline station with direct trains to London Victoria approx. 1hr



Sitting Room

16'8 x 15'5

Dining Room

17'7 x 12'11

Kitchen

13'9 x 9'3

Utility Room

9'8 x 8'2

Conservatory

11'5 x 6'5

Bedroom

17'0 x 11'8

Bedroom

16'4 x 14'10

Bedroom

11'0 x 9'7

Loft

14'1 x 11'2

Bedroom

18'7 x 11'11

Council Tax Band - E £3,188 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

E

Opening Hours

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

Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Floorplan

Energy Efficiency Graph

