



Little Iwood

Bodle Street Road, Rushlake Green, Heathfield, East Sussex, TN21 9QS

Batcheller
Monkhouse

Our Corner of England

LITTLE IWOOD

An interesting detached character house of mixed ages, in need of general updating, situated in a rural location adjacent to farmland with country views, together with a substantial double garage with storage space above, garden and grounds of about 0.65 of an acre.

Ground Floor

- Spacious Hall
- Enclosed Porch
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility Area

- Conservatory
- Office

First Floor

- Landing
- Four Bedrooms
- Two Bathrooms
- Separate WC

Outside

- Brick Double Garage with Storage Space above
- Small Greenhouse
- Open-fronted Woodshed and Garden Store
- Gardens and Grounds of about 0.65 of an acre



DESCRIPTION

Little Iwood is a detached character house of mixed ages which has been in the same ownership for over 30 years, originally a period cottage, enlarged over time and would now benefit from general updating. The elevations are brick beneath a tiled roof and there is electric night storage heating.

The property is situated in a rural location adjoining farmland yet only 0.9 of a mile from Rushlake Green village with local shop, Post Office and public house.

The main features are:

- Oak **front door** to spacious **hall** with glazed door to south-facing enclosed **porch** with door to the garden. **Cloakroom** with basin and WC.
- The attractive **sitting room** forms part of the original period cottage and has an inglenook fireplace with wood burner and bressummer beam above and, to one side, double cupboard and shelving above. Part timbering to the ceiling, double aspect and bay window.
- The **dining room** enjoys the view, and has a shelved larder cupboard.
- The **kitchen** has a stainless steel sink with drainers to either side; wooden working surfaces with cupboards and drawers beneath and wall cupboards above. Electric Zanussi cooker; double full height pantry; space for fridge freezer.
- The **utility room** has a double stainless steel sink with drainer to one side and cupboards beneath, wall cupboards; plumbing and space for washing and drying machines, and room for a chest freezer. Deep double storage cupboard housing the fuse box. Tiled floor.
- Door to the south-facing wooden **conservatory** with tiled floor and glazed door to the **office**, also benefiting from a door to the driveway and double opening doors onto the garden.
- The **first floor** has an L-shaped **landing** with a good range of wraparound wardrobe cupboards. At the end is an airing cupboard with immersion heater and hatch to the attic housing the cold water tank.
- **Bedroom 1** is double aspect with countryside views. **Bedroom 2** has fitted wardrobe cupboards along one wall. **Bedroom 3** has a wash basin with tiled splashback and wonderful southerly views.
- **Bathroom 1** has a panel-enclosed bath with tiled surround, wash basin, and WC. **Bathroom 2** has a bath and wash basin. **Separate WC**.
- **Bedroom 4** has wonderful southerly views.



OUTSIDE

Little Iwood is approached from the lane over a driveway through double opening wooden gates. The driveway offers ample parking for several cars and culminates in front of the detached brick **double garage** with two up and over doors, light and power connected. Large storage space above with windows at either end.

Within the garden there is a small **greenhouse**, an **open-fronted woodshed**, **garden store** and a **pond**.

The gardens enjoy spectacular views over open countryside and wrap around the house, being laid principally to lawn with areas of rough grass, together with a selection of specimen trees and shrubs. Part of the garden forms an orchard with apple and pear trees and there is a small area of woodland

In all about 0.65 of an acre.

AMENITIES

Local: Rushlake Green is 0.9 of a mile and is considered to be one of the most picturesque villages in this stretch of East Sussex countryside which forms part of the High Weald National Landscape. In the heart of the village, the green is surrounded by interesting period cottages and houses, the Horse & Groom public house and an excellent village general store.

Towns: For more comprehensive amenities and shops, Heathfield is some 4.8 miles and provides an extensive range of independent shops and four supermarkets including a Waitrose. Robertsbridge is 9.2 miles and Battle 9.7 miles. Tunbridge Wells and the coast at Eastbourne some 17 and 14 miles respectively, and Lewes is about 20 miles.

Transport: Stonegate and Etchingam stations (London Bridge/Charing Cross) are both about 9.8 miles.

Schools: State and private schools in the area include Dallington and Punnetts Town primary schools; Heathfield Community College; Battle Abbey School at Battle; St Leonards Mayfield; Marlborough House Vinehall at Robertsbridge.

Leisure: The village accommodates many local activities, including the annual flower show, an enthusiastic amateur dramatics society, and there are wonderful walks immediately across the neighbouring farmland.

Healthcare: Medical centre at Punnetts Town, Conquest Hospital, Hastings; Eastbourne District General Hospital.

DIRECTIONS

From the centre of Rushlake Green take Bodle Street Road, signposted to Bodle Street Green with Stone House on the left hand side, and proceed for 0.9 of a mile. Little Iwood will then be found on the right about 450 yards before Iwood Lane on the right.

What3Words: ///bridges.imprinted.hotdog



Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Services (not checked or tested): Mains water and electricity. Private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers ESX123213 and ESX127424

EPC: EPC rating G **Council Tax:** Band G



GUIDE PRICE £750,000 - £800,000

Viewings

For an appointment to view please contact our Battle Office,
 telephone 01424 775577

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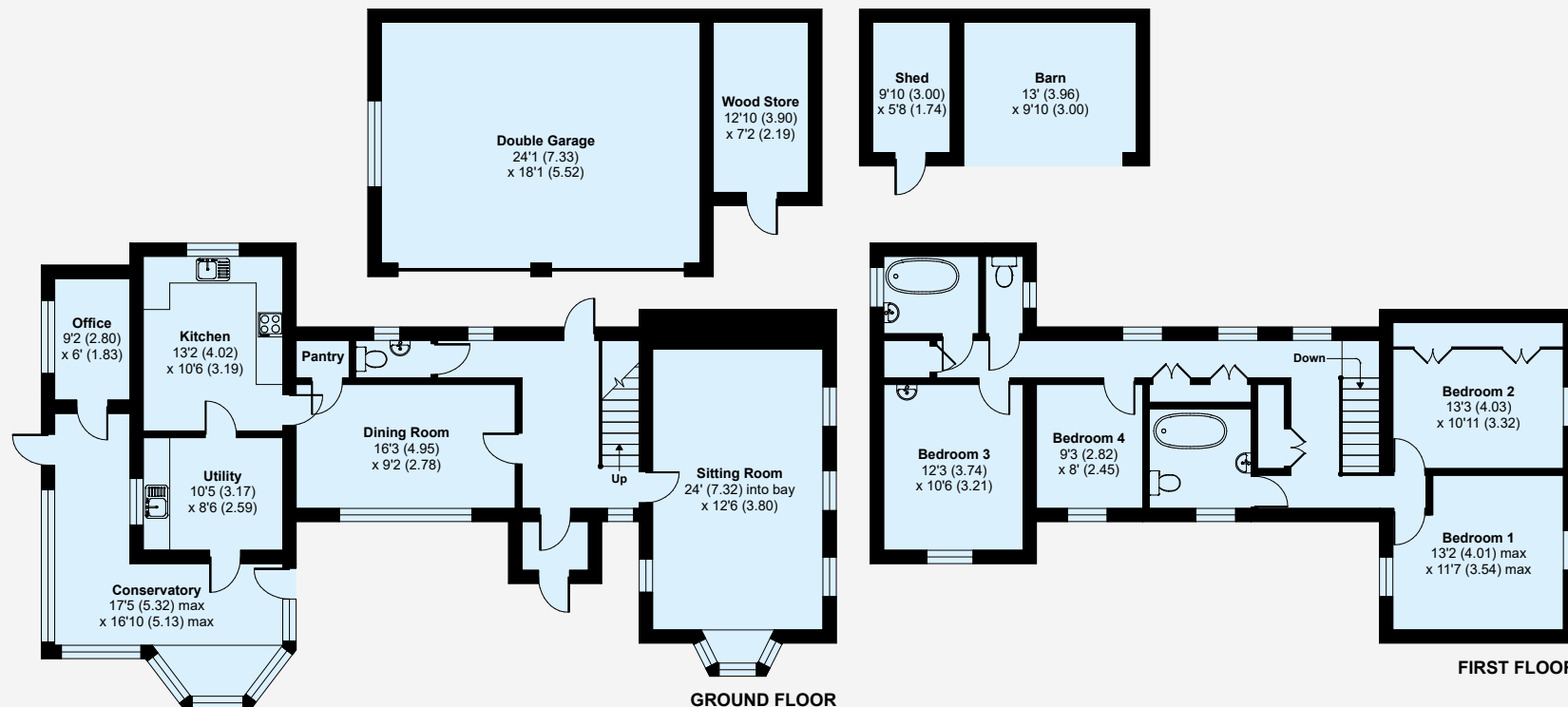
Approximate Area = 2058 sq ft / 191.2 sq m

Garage / Wood Store = 540 sq ft / 50.2 sq m

Shed / Barn = 195 sq ft / 18.1 sq m

Total = 2793 sq ft / 259.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Batcheller Monkhouse. REF: 1339698

