BOX COTTAGE

A delightful detached period cottage (not Listed) in a semi-rural location with views over surrounding countryside, together with a detached two-bedroom annexe, double garage, swimming pool and garden. In all about 0.43 of an acre.

AMENITIES

Box Cottage is in a rural but not isolated location with views over surrounding farmland, close to the centre of the popular rural village of Hooe, with its local garage, the Red Lion public house and the Hope Cottage Farm Shop.

Battle town centre and station (London Bridge/Charing Cross) is about 5.3 miles whilst the coastal towns of Bexhill-on-Sea and Eastbourne are some 5 and 13 miles respectively.

The local shopping area at Little Common is some 3 miles. The sea at Normans Bay and Cooden Beach is about 8 miles.

State and private schools within reach include primary schools at Ninfield and Catsfield; Claverham Community College and Battle Abbey at Battle; Bede’s at Upper Dicker; Eastbourne College and Moira House at Eastbourne; Vinehall at Robertsbridge.

DESCRIPTION

Box Cottage is a delightful period cottage (not Listed) which has recently been updated by the present owner to form a very comfortable home. The elevations are brick, part tile hung beneath a tiled roof and there is oil-fired central heating.

The main features are:

- Front door to enclosed porch and inner door to an attractive sitting room, which is double aspect with an inglenook and open fire at one end and an exposed brick fireplace with woodburner at the opposite end. Finished with oak flooring and exposed timbers.
- The kitchen has been newly refurbished and fitted with an eye level built-in double oven and grill, range of base units complemented with a granite worktop, integrated electric hob, integrated Amica fridge, Bosch dishwasher and built-in wine fridge. There is a useful breakfast bar too. The kitchen enjoys the views over the garden.
- From the kitchen there is a door to an inner lobby and a cloakroom leading through to a delightful conservatory providing additional versatile reception space. French doors lead directly out to the terrace.
- A glazed door leads through into the utility room which is well fitted with a range of Shaker-style cupboards, ceramic sink, and space for a washer/dryer.
- On the first floor there are three good sized bedrooms, one with a built-in cupboard, together with a family bathroom which is fitted with a white contemporary suite with free-standing bath and a good sized shower cubicle.
THE DETACHED ANNEXE
This comprises a single storey detached annexe, the elevations being brick and weatherboarded beneath a tiled roof. There is electric central heating and double glazing.

The accommodation provides a sitting/dining/kitchen room fitted with a range of wall and base units, integrated ceramic hob and oven, Metro tiled splashbacks and an integrated fridge and washing machine; two bedrooms and a well fitted bathroom.

OUTSIDE
Double garage of brick construction with electrically operated up-and-over door and access to a loft space via a retractable ladder. Brick and tiled outhouse comprising a log store and gardener’s WC.

The garden creates an attractive setting around Box Cottage, being hedge and fence enclosed with extensive lawn, swimming pool with a paved terrace, fruit trees and a selection of shrubs.

In all about 0.43 of an acre.

DIRECTIONS
From Ninfield via Lower Street and the B2095 proceed towards Hooe and on entering the village, just after passing the Hope Cottage Farm Shop on the left, take the next left and immediately cross into Mill Lane. Box Cottage will be found after a short distance on the right.

Additional Information:
Local Authority: Wealden District Council. Tel: 01892 602010
www.wealden.gov.uk

Services (not checked or tested): Mains electricity, drainage and water
Oil-fired central heating in the main house.

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

Tenure: Freehold. Land Registry Title Numbers ESX331907 and ESX336729.

EPC: EPC rating D

GUIDE PRICE £620,000 - £650,000

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London
Mayfair Office
0207 512020
mayfair@batchellermonkhouse.com
NOTE:
Batcheller Monkhouse gives notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Copyright nichecom.co.uk 2017  Produced for Batcheller Monkhouse  REF : 200353

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

www.batchellermonkhouse.com