



Woodmans Cottage

Balcombe Green, Sedlescombe, East Sussex, TN33 0QL

Batcheller
Monkhouse

Our Corner of England

WOODMANS COTTAGE

A desirable, detached, unlisted, period cottage, close to the centre of this picturesque village and situated in a private lane, removed from traffic. With parking, a single garage and an attractive garden.

Ground Floor

- Entrance Hall
- Drawing Room
- Sitting Room
- Study
- Inner Hall
- Kitchen/Breakfast Room
- Cloak/Utility Room

First Floor

- Three Bedrooms
- Bathroom
- Galleried Study Area

Above

- Bedroom 4
- Second Bathroom

Outside

- Summer House
- Off-road Parking and single Garage
- Pretty Garden of 0.1 of an acre



DESCRIPTION

Woodmans Cottage is a picturesque, detached, unlisted period property with some attractive features forming a comfortable home. The elevations are brick, part weatherboarded and part tile hung beneath a tiled roof. The property has mains gas-fired central heating and mains drainage.

The main features are:

- The front door opens into a small **entrance hall** which leads to both the **drawing room** and the **sitting room**. In the former, there is a part-vaulted ceiling, an inglenook fireplace, and a door to the garden.
- The **sitting room** has oak flooring and a further inglenook fireplace which has been adapted to house a television.
- The adjacent **kitchen/breakfast room** has flagstone flooring, a gas range-style cooker with ovens and six ring gas hob, twin bowl butlers sink, integral dishwasher, and fitted cupboard housing the fridge/freezer, as well as a woodburner. There is plenty of space for a table and chairs and the kitchen units are bespoke with marble worktops. From here, a further door leads via a porch to a parking area.
- Also on the ground floor there is a useful **playroom/study** and a **utility/cloak room** with a door to the outside.
- There are **three bedrooms** on the first floor along with a **bathroom** with shower cubicle and walk-in cupboard.
- A **study area** overlooks the drawing room.
- On the second floor there is a good sized further **bedroom** and a second **bathroom**.



OUTSIDE

There is a paved parking area for one car in front of the **single garage**, 17'1 x 7'8. Double gates lead into a gravelled area to the south of the house which provides further parking and beyond is an additional parking area for one car.

The gardens themselves form an attractive setting, being hedge-enclosed with a good area of lawn. There is a **summerhouse**, and a brick path leads from here to a gravelled sitting out area which provides an ideal space for summer dining.



AMENITIES

Local: The picturesque village of Sedlescombe has a classic village green and provides everyday amenities including a general store/post office, public house, church, doctor's surgery, garage, public tennis courts and a hotel/restaurant.

Towns: Battle (4 miles), Robertsbridge (6 miles), Hastings (6.5 miles), Tunbridge Wells (23.5 miles), Lewes (28.3 miles)

Transport: Battle station (3.6 miles), Robertsbridge station (5.2 miles), on the London Bridge/Charing Cross line; Hastings station (6.7 miles) on the Charing Cross and Brighton/Ashford lines.

Schools: Sedlescombe Primary School; Claverham Community College and Battle Abbey at Battle; Vinehall at Robertsbridge; Claremont Preparatory at St Leonards and Senior School at Bodiam

Leisure: Walking, cycling and riding nearby and at Battle, including the 1066 Way; golf at Sedlescombe Golf and Country Club and Beauport Park; fitness at Bannatynes leisure centre. Sedlescombe is a thriving village with a range of leisure activities and clubs including football and cricket. Access to the seafront and charming Old Town at Hastings.

Healthcare: Conquest Hospital, Hastings; Eastbourne District General Hospital.

DIRECTIONS

On entering Sedlescombe from a northerly direction and just after passing the village hall, turn left into Balcombe Green, which is a narrow lane. Continue to the crest of the hill and turn right onto an unmade road. Woodmans Cottage is then the first property on the right.

Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

Services (not checked or tested): Mains electricity, gas, drainage and water

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

Tenure: Freehold. Land Registry Title Number ESX230155

EPC: EPC rating F

GUIDE PRICE £600,000 - £650,000

Viewings

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

Battle
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Haywards Heath
01444 453181
hh@batchellermonkhouse.com

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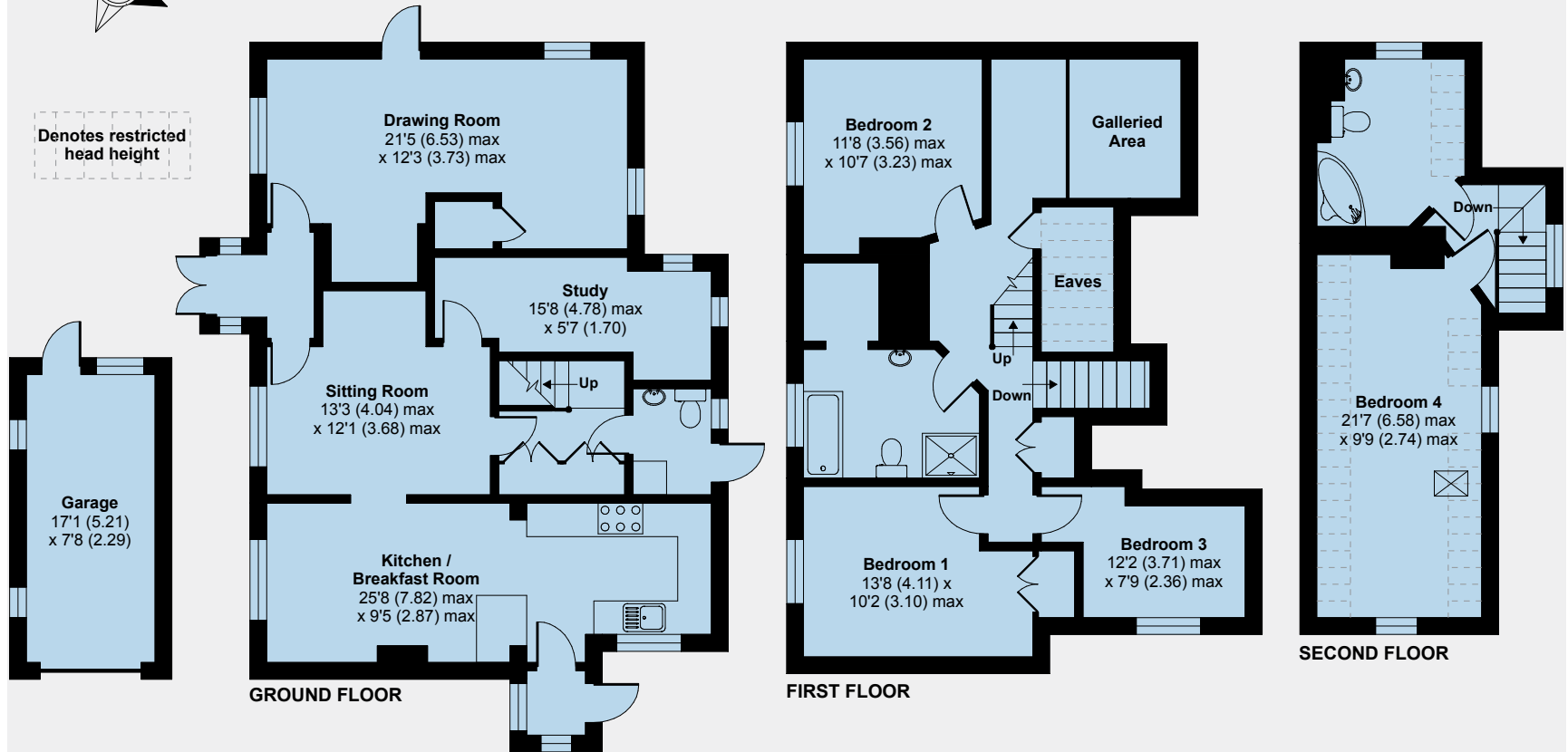
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Woodmans Cottage, Balcombe Green, Sedlescombe, Battle, TN33 0QL

APPROX. GROSS INTERNAL FLOOR AREA 1790 SQ FT 166.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT , GALLERIED AREA & GARAGE)



Denotes restricted head height



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.

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