



2 Hamsell Manor Cottage

Sham Farm Road, Eridge Green, East Sussex, TN3 9JB

Batcheller
Monkhouse

Our Corner of England

2 HAMSELL MANOR COTTAGE

A well-presented Grade II Listed semi-detached, two bedroom house situated in a tucked away rural location with a large garden, a series of outbuildings including a large garden studio and ample off-road parking.

Ground Floor

- Open Plan Kitchen/Dining Room and Garden Room
- Sitting Room

First Floor

- Principal Bedroom with Fitted Wardrobe

- Bedroom Two
- Family Bathroom

Outside

- Gardens and Grounds (0.5 acre)
- Stables x 2
- Garden Studio

- Car Port with electric charging point.
- Parking
- Fibre connected 300mbps



DESCRIPTION

2 Hamsell Manor Cottage is a Grade II Listed semi-detached cottage with external elevations of stone under a slate roof. The Cottage is situated in a tucked away rural location set well back from the road down a private drive (0.4 miles). The Cottage is a short distance from Eridge Station and Tunbridge Wells is just over 3 miles away.

The Cottage is very well presented throughout and provides well-proportioned accommodation.

The main features of the property include:

- **Sitting room** is an L-shaped room with excellent natural light, with 2 windows to the front overlooking Hamsell Manor gardens, an exposed fireplace with brick hearth and inset wood burner. There are french doors which open to the
- **Kitchen/dining and garden room** finished with a tile floor and bi-fold doors overlooking the garden. There is a stand alone island and a range of wall and base units with granite worktops, with inset bowl sink. There is a double oven, integrated dishwasher, washing machine, fridge freezer, ample space for a table and chairs and underfloor heating.
- **Principal bedroom** with an outlook across the garden, has fitted wardrobes.
- **Further bedroom** with views across the garden.
- **Family bathroom** is finished with a white suite, partly tiled, comprising WC, handwash basin and bath with shower over.

OUTSIDE

Immediately to the rear of the house is an area of lawn with mature borders containing shrubs and flowers and enclosed by a stone wall and fencing. Beyond which is the drive and parking area where, subject to the necessary permissions, there is ample room to build a garage or open bay cart lodge. The majority of the garden is beyond the parking area and is mainly laid to lawn with landscaped borders of mature shrubs, trees and hedgerows.

There are two **stables** with power connected currently used as store rooms and a vegetable garden. The **garden studio** is an impressive building with an open plan living space and wrap around decked terrace with views over the surrounding countryside.

AMENITIES

Local: Eridge Station and the Huntsman pub within a mile down a private shared lane. The popular Deer Park Cafe is also nearby.



Towns: For more comprehensive amenities and shops Crowborough is 4 miles away with national supermarkets including Waitrose, Lidl, Tescos and Morrisons. While Tunbridge Wells is 3 miles distant with its historic Pantiles and High Street offering excellent shopping and leisure amenities with a wide range of cafes, restaurants and independent retailers. At the top of the town there are cultural and entertainment centres with The Royal Victoria Shopping Centre providing still more excellent shopping venues and facilities.

Transport: Eridge Station (Southern) 1 mile and Tunbridge Wells Station (South Eastern) 4.5 miles.

Schools: There are many well regarded schools and educational centres in the Tunbridge Wells and Crowborough area including grammar, primary and secondary schools both private and state.

Leisure: Pursuits in the area include horse riding and walking in the 6,500 acre Ashdown Forest, sailing and fishing at Bewl Water and golf and tennis at a number of facilities and clubs within a short distance.

DIRECTIONS

From the A26 turn into Sham Farm Road and proceed for approximately 0.8 miles turn right into the private drive marked Hamsell Manor and proceed down the drive for 0.4 miles and turn left before you reach Hamsell Manor and marked Hamsell Manor Cottages.

Additional Information

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains electricity and water, LPG, shared private drainage

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

Tenure: Freehold. Land Registry Title Numbers ESX299810

£150 per year for maintenance of driveway

EPC: N/A

Council Tax Band: F

GUIDE PRICE £650,000 TO £700,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

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

2 Hamsell Manor Cottage Sham Farm Road, Eridge Green, Tunbridge Wells, TN3 9JB

Approximate Area = 1000 sq ft / 92.9 sq m

Outbuildings = 525 sq ft / 48.8 sq m

Total = 1525 sq ft / 141.7 sq m

For identification only - Not to scale

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;

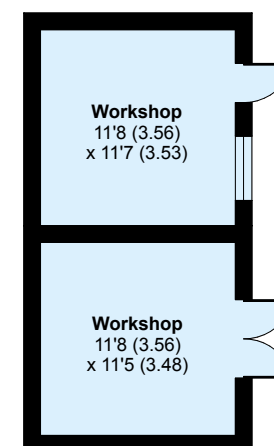
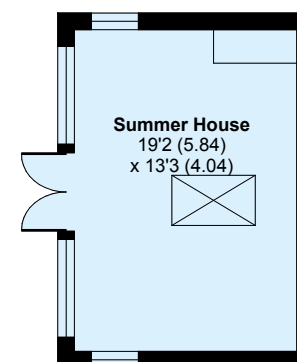
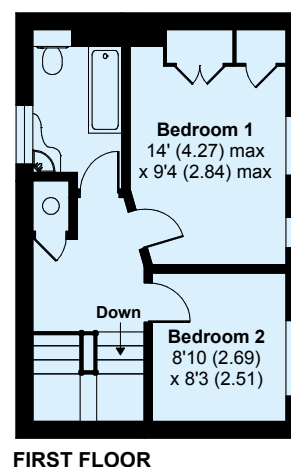
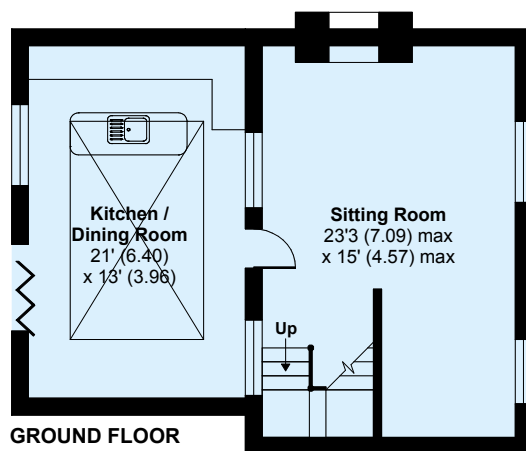
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

batchellermonkhouse.com



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2021. Produced for Batcheller Monkhouse. REF: 783032

rightmove

onTheMarket.com

EQUESTRIAN
property4sale.com