



Higham Cottage

Herstmonceux, East Sussex, BN27 4SX

Batcheller
Monkhouse

Our Corner of England

HIGHAM COTTAGE

An attractive Grade II Listed semi-detached cottage situated in the heart of Herstmonceux and offering excellent accommodation with character features, together with a delightful south-facing garden and ample off-road parking. In all approximately 0.28 of an acre.

Ground Floor

- Entrance Porch
- Dining Room
- Sitting Room
- Study
- Utility Room
- Kitchen
- Cloakroom

Lower Ground Floor

- Cellar

First Floor

- Principal Bedroom with en suite Shower Room
- Two further Bedrooms
- Family Bathroom

Second Floor

- Bedroom with en suite Shower Room

Outside

- Ample off-road Parking
- Small front Garden
- Delightful rear Garden
- Shed
- Folly
- In all about 0.28 of an acre



DESCRIPTION

Higham Cottage is an attractive Grade II Listed attached cottage which the present owners have, in recent times, undertaken sympathetic improvements to create a very comfortable home.

The elevations are part colour washed brick and part exposed brick beneath a tiled roof. There is oil-fired central heating.

The main features of the property include:

- **Entrance lobby** into **dining room** finished with part oak and part tiled flooring and stairs rising to the first floor. Sash window to the front with working shutters. Opening to **L-shaped sitting room** which is triple aspect with a sash window to the front and working shutters, part panelled walls and dado rail, inglenook fireplace with bressummer beam and wood burner positioned on a raised brick hearth. Exposed beams and a very useful pantry/storage cupboard.
- Step down to the **L-shaped study area** which has painted beams and a window overlooking the courtyard. Door leads through to the **utility room** which has space for a washing machine and tumble dryer, wall and base units and finished with a tiled floor and back door leading directly to the rear courtyard and garden.
- The **kitchen** has a partly vaulted ceiling and is positioned to the rear of the property with a window overlooking the courtyard area and garden. Finished with a range of Shaker-style base units complemented with quartz worktops; the central island is finished with an oak worktop. Space for range recessed within the chimney breast. Herringbone tiled splashback, painted ceiling beams, double butler sink, space for tall fridge freezer and for dishwasher.
- A door leads through to the **rear lobby** and **cloakroom** which is fitted with a white suite comprising WC and butler sink, wall and base units for storage with a wooden worktop; part panelled and painted wall. Back door leads directly to the terrace and garden.
- On the **first floor** there is a good sized **landing** with space for freestanding furniture. The **principal bedroom** is double aspect with a range of fitted wardrobe cupboards and **en suite shower room** fitted with a fully tiled shower cubicle, part tongue and groove panelled walls and white hand basin.
- **Two further bedrooms**, one with built-in cupboard wardrobe.



- **Family bathroom** with part tongue and groove panels to the walls, freestanding rolltop bath and white basin and WC.
- Staircase to the **second floor** with a further **bedroom** with built-in wardrobe cupboards and opening through to **en suite shower room** which is finished with a white suite comprising WC, shower cubicle and a glass wash basin.

OUTSIDE

To the front of the property is a small garden with paths to the front door, and to the side of the property is a generous parking area for several cars. A side gate leads through to the delightful rear gardens.

The attractive south-facing garden is partly walled and fence enclosed, mainly laid to lawn with a central feature **pond** and interspersed with mature trees and shrubs including a magnolia tree. There is a **folly** with wooden steps and balcony having views to the Downs and with potential for an office/art studio.

There is a brick paved courtyard/terrace creating a delightful sheltered and private setting for sitting and al fresco dining adjacent to an enclosed area with **shed**.

In all **about 0.28 of an acre**.

AMENITIES

Local: Herstmonceux village has a general store, Post Office, the Sundial restaurant, public house, doctor's surgery, church, recreation ground and village hall.

Towns: For more comprehensive amenities and shops, Hailsham, with three supermarkets including Waitrose, is some 4 miles. Eastbourne and Tunbridge Wells are about 11 and 21 miles respectively.

Transport: Battle mainline station (London Bridge/Charing Cross) is about 8.8 miles and Polegate station (London Victoria) is some 8.4 miles.

Schools: Herstmonceux Primary School; Hailsham Community College; Bede's at Upper Dicker; Battle Abbey School at Battle; St Andrew's and Eastbourne College at Eastbourne.

Leisure: Local footpaths near Herstmonceux Castle and The Observatory Science Centre in Herstmonceux; Wellshurst Golf Club; Leisure Centre at Hailsham; the coast and the Seven Sisters Country Park at Eastbourne.

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

DIRECTIONS

From the centre of Herstmonceux proceed in an easterly direction on the A271 passing the Sundial restaurant on the left, and Higham Cottage will be found after about 100 yards on the right hand side.

What3Words: shine.zone.summit





Additional Information

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

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

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

Tenure: Freehold. Land Registry Title Number ESX406106

Council Tax: Band E



GUIDE PRICE £625,000 - £675,000

Viewings

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

Battle
01424 775577
battle@batchellermonkhouse.com

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01444 453181
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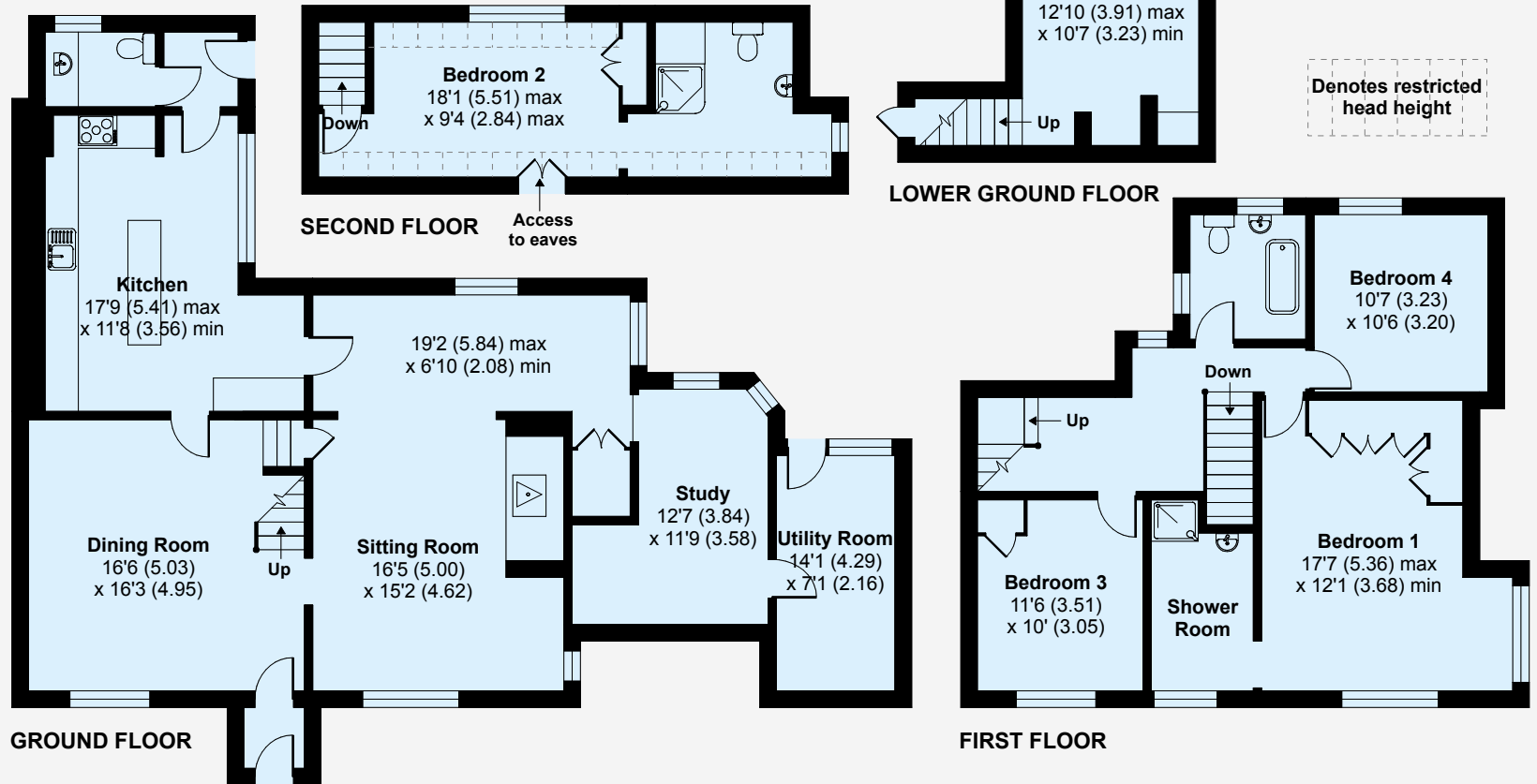
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Approximate Area = 2394 sq ft / 222.4 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 2462 sq ft / 228.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Batcheller Monkhouse. REF: 949706