



Springfield Cottage

Brede Lane, Sedlescombe, East Sussex, TN33 0PR

Batcheller
Monkhouse

Our Corner of England

SPRINGFIELD COTTAGE

A beautifully presented and appointed period house which has been extended and updated, enjoying a convenient situation in Sedlescombe village, together with an excellent studio and delightful mature gardens. In all approximately 0.38 of an acre.

Ground Floor

- Entrance Hall
- Sitting Room
- Drawing/Dining Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Cloakroom
- Bedroom with en suite Bathroom

First Floor

- Principal Bedroom
- Two further Bedrooms
- Shower Room
- Family Bathroom

Outside

- Lapsed planning reference RR/2015/170/BR for a dormer extension.
- Gym/Home Office
- Garage
- Off-road Parking for four vehicles
- Detached Studio
- Two Garden Sheds and Greenhouse
- Gardens and Grounds



DESCRIPTION

Springfield Cottage is an attractive and beautifully presented attached cottage which has been extended and updated by the current owners and provides versatile accommodation throughout. The elevations are predominantly brick beneath a tiled roof and there is gas fired central heating.

There is lapsed planning (reference RR/2015/170/BR) for a dormer extension.

The main features of the property include:

- The **entrance hall** features a small arched window to one side and has a pitched vaulted ceiling, exposed brickwork and quarry tiled floor.
- The **sitting room** is finished with laminate wood-effect flooring, has good ceiling heights, is double aspect with fitted shutters to the windows, and benefits from an open fire with oak mantel and granite hearth. To one side of the chimney breast is a built-in cupboard with shelving above.
- From the inner hallway a door leads through to the **drawing/dining room** which is a double aspect room with high ceilings. In the drawing room area is a woodburner recessed within the chimney breast with a wooden mantelpiece and a brick hearth, together with a built-in cupboard to one side with further shelving. The front window has a shutter fitted and the room is finished with a wooden floor throughout. The dining area has further built-in cupboards with shelving providing excellent storage, and French doors lead out to an attractive walled courtyard area with brick paving.
- A latched door leads from the inner hall to the double aspect **kitchen/breakfast room** with the benefit of underfloor heating. The kitchen is comprehensively fitted with contemporary gloss wall and base units, and Silestone worktops throughout. A large central breakfast bar has an integrated five-plate Neff induction hob. There is space for an American-style fridge freezer. Integrated Neff dishwasher. Large ceramic rectangular Blanco sink and two full size Neff eye-level double ovens (one with sliding retractable door), larder-style cupboards and deep pan drawers; ample space for table and chairs. French doors lead directly to the courtyard terrace with full height windows to one side. There is a sun pipe providing further natural light.
- The excellent **utility/boot room** is accessed via steps down from the kitchen and is fitted with a range of wall and base units and high level shelving. The Worcester mains gas boiler is wall-mounted and there is space for a washing machine and tumble dryer. Lamona sink with draining board; the base units are complemented by a laminate concrete-effect worktop. There is a Velux window and ample space for boots and coats.



- A latched door leads into the downstairs **cloakroom** which is fitted with a white suite comprising WC, wash basin with Metro tiled splashbacks and ladder-style chrome heated towel rail. A door leads directly to the courtyard terrace and garden.
- Off the utility room is a good sized **bedroom** with partly vaulted ceiling and exposed painted beams. A door leads to an attractive internal courtyard area with a covered well and exposed brick walls. A further side door leads directly to the garden. There is an **en suite bathroom** fitted with a white suite comprising wash basin with Metro tiled splashback, WC and bath with fully tiled surround and an Aqualisa wall-mounted power shower.
- Stairs rise from the inner hallway to the **first floor landing** which has an obscured glass window. The **family bathroom** is fully tiled and fitted with a white suite comprising contemporary circular wash basin, heated chrome towel rail, and bath with central taps.
- From the attractive landing area is an excellent fully tiled **shower room**, with a contemporary, rectangular wash basin positioned on a vanity unit with two deep drawers, a large walk-in shower cubicle with wall-mounted shower. Two airing cupboards with good shelving.
- To the rear of the property is a **bedroom** with a window overlooking the courtyard area; built-in wardrobe cupboard and discreet shelving around the chimney breast.
- **Bedroom 3** is to the front of the property and has a double glazed window, useful shelving and hanging rail, tongue and groove panelling.
- The **principal bedroom** has a vaulted ceiling, double glazed window to the front of the property, together with a good sized Velux window and a beautiful feature archway.



OUTSIDE

A good sized Indian sandstone terrace wraps round two sides of the house, with a side gate leading to the front of the cottage. Well planted flower and shrub borders frame the terrace.

Steps lead up to the main garden which is an excellent size and well planted with mature flower beds.

There is a good sized expanse of lawn interspersed with mature trees and a small orchard. Enclosed vegetable garden with raised beds and a fruit cage. At the top of the garden is a natural spring running through.

There is a **greenhouse** and a brick path leads through to an excellent **detached studio**. There are two **sheds**.

The **detached garage** has one half fully equipped for a gym, but could also be used as a home office. Ample off-road parking.

In all about 0.38 of an acre.

AMENITIES

Local: Springfield Cottage is situated 0.2 of a mile from the centre of picturesque Sedlescombe village, with its village stores, public house, village hall, primary school and GP surgery. There is a Sainsbury supermarket within 4 miles. Robertsbridge village is about 5 miles with a wide range of shops and amenities for everyday needs.



Towns: For more comprehensive amenities and shops, Battle town centre is about 3.7 miles. Hastings is some 6.6 miles, Hawkhurst some 8.3 miles and Tunbridge Wells about 23 miles.

Transport: Robertsbridge and Battle mainline stations on the London Bridge/ Charing Cross line. The A21 provides access to the M25 and onward motorway network.

Schools: Sedlescombe Primary School; Battle & Langton Primary School, Claverham Community College and Battle Abbey School in Battle; Vinehall at Robertsbridge; Claremont School at St Leonards and Bodiam; Marlborough House and St Ronan's at Hawkhurst.

Leisure: Sedlescombe enjoys various sporting and social events, together with a network of footpaths in the area; Blackbrooks Garden Centre, shops and cafe; Sedlescombe Golf and Country Club; Bannatynes Leisure Centre and Golf Course at Beauport Park; National Trust properties nearby include Bateman's, Bodiam Castle and Scotney Castle; historic Battle Abbey and battleground in Battle; theatre, cinema and the coast at Hastings.

DIRECTIONS

From the centre of Sedlescombe village take the turning to Brede Lane opposite The Queens Head public house and continue for approximately 0.1 of a mile and the house will be found on the left hand side.

What3Words: tuxedos.starfish.incurring.

Additional Information

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

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

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

Tenure: Freehold. Land Registry Title Number ESX152090

EPC: EPC rating E

Council Tax: Band D

GUIDE PRICE £740,000

Viewings

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

Battle
01424 775577
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Haywards Heath
01444 453181
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Approximate Area = 1741 sq ft / 161.7 sq m (excludes garage and outbuilding)

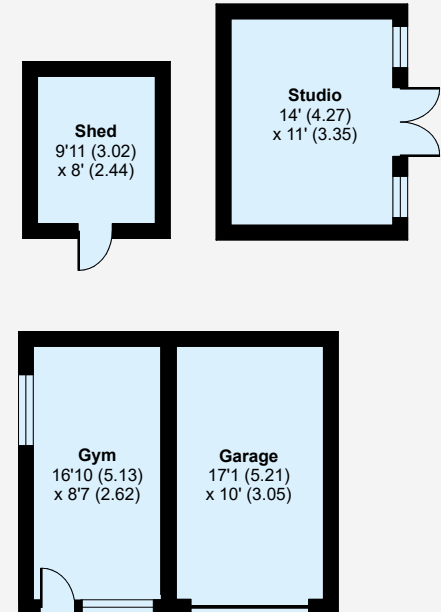
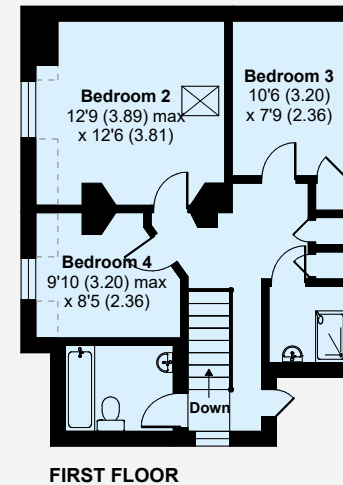
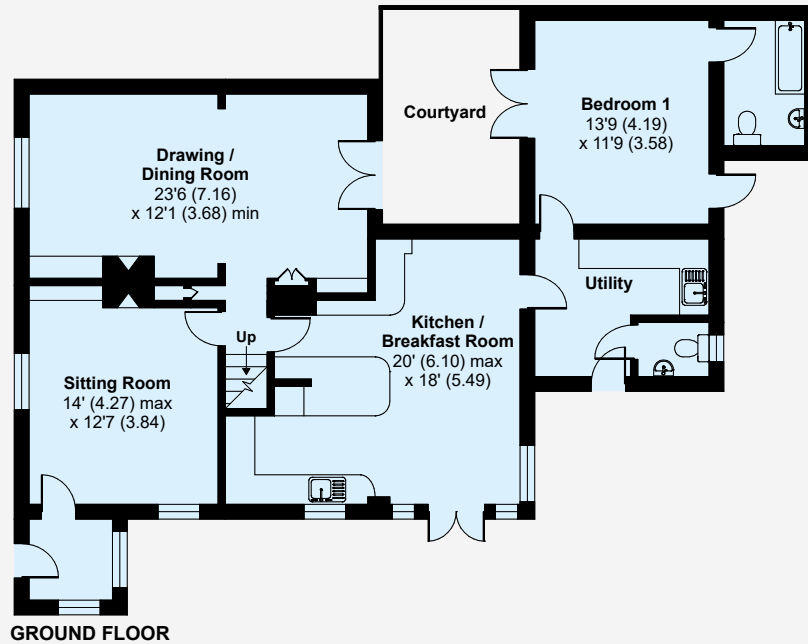
Limited Use Area(s) = 17 sq ft / 1.6 sq m

Total = 1758 sq ft / 163.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Batcheller Monkhouse. REF: 1036555