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Land & Property Experts



**MEADOW VIEW, THE STAGE  
NEAR BODIAM, EAST SUSSEX TN32 5SP**



# MEADOW VIEW THE STAGE NEAR BODIAM EAST SUSSEX TN32 5SP

|                 |   |            |
|-----------------|---|------------|
| Bodiam          | - | 2 miles    |
| Robertsbridge   | - | 3 miles    |
| Hawkhurst       | - | 3.4 miles  |
| Hastings        | - | 12.6 miles |
| Tunbridge Wells | - | 16 miles   |

**Residential smallholding with a semi-detached former farm worker's cottage (subject to an Agricultural Occupancy Condition) and an adjacent paddock with a yard.**

- Four -bedroom semi-detached cottage – EPC: D
- Adjacent paddock
- Range of agricultural and equestrian outbuildings
- Extending in all to approximately 3.41 acres

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: OFFERS IN EXCESS OF £550,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JU  
01435 864455

## LOCATION

Meadow View is located within the High Weald Area of Outstanding Natural Beauty, approximately two miles to the north-west of Bodiam and three miles to the north-east of Robertsbridge.



## DESCRIPTION

The property once formed part of a neighbouring agricultural estate and it is believed that the cottage was built in the late 1940s as one of a pair of farm worker's cottages.

The property extends in all to approximately 3.41 acres, and briefly comprises:

## THE COTTAGE

Extended in about 2004, the cottage is currently configured to provide the following accommodation:

**Entrance Porch:** Fully enclosed with **Utility Room**, **Boiler Room** and **Log Store** off.

**Living Room:** Wood burner set into open fireplace with exposed brick surround and hearth. Glazed double doors to outside.

**Kitchen:** Stainless-steel sink set into wooden worktop with tiled splashback, matching base and wall-mounted storage units. Integral electric oven with LPG

hob above, 'Lincar' wood burning range and boiler. Space and plumbing for dish washing machine.

**Dining Room** (double aspect): Access hatch to roof space (not inspected)

**Inner Hall:** Airing cupboard and under-stairs storage cupboard.

**Shower Room:** Walk-in shower, wash basin set into vanity unit.

## Bedroom 3

**Bedroom 4** (double aspect) with **Dressing Room:** Although currently used as a bedroom with an adjoining dressing room, the rooms could alternatively be used as a sitting room and office.

**Rear Entrance Lobby:** Stairs to **First Floor**, and door to outside.

## FIRST FLOOR

**Master Bedroom:** Built-in wardrobe, under-eaves storage cupboard. **En-Suite** with panelled bath and W.C, airing cupboard and under-eaves storage cupboard.

**Bedroom 2:** Wash basin set into vanity unit, under-eaves storage cupboard.





### **OUTSIDE**

The cottage benefits from a gravel parking area, lawns to three elevations, and a paved seating area to the south-western elevation.

**Garden Shed** with lean-to **Log Store**.

### **LAND**

The agricultural land at Meadow View is conveniently located on the western side of the driveway, and briefly comprises a single pasture field with a pond in the north-eastern corner.

### **OUTBUILDINGS**

The outbuildings (which are now in need of renovation) are located within a **Yard** to the south-eastern corner of the field, and briefly comprise:

**Stable Block** with four **Loose Boxes**, **Feed Room**, and concrete hardstanding. Attached to:

**Agricultural Barn** with two internal **Stalls**, two enclosed **Workshops**, and a lean-to **Hay Store**.

Timber framed **Machinery Store**.

Further storage is provided within three **Shipping Containers** located in the yard area.

### **DIRECTIONS**

From the centre of Hurst Green (the junction with the A265) head south on the A21 for approximately 0.7 miles, and then turn left onto Bodiam Road (signposted Bodiam, and Staplecross). Continue on Bodiam Road for approximately 1.4 miles, whereafter the driveway leading to the property will be found on the right-hand side. Meadow view is the first cottage on the left going up the drive.

**What3Words:** trifle.coins.calculate

### **SERVICES**

Mains electricity and water. Private drainage.

### **TENURE**

The property is freehold and will be sold with vacant possession upon completion.

### **LOCAL AUTHORITY**

Rother District Council.

**COUNCIL TAX:** Band C

### **METHOD OF SALE**

The property is offered for sale by private treaty.

### **AGRICULTURAL OCCUPANCY CONDITION (AOC)**

"The occupation of the dwelling shall be limited to a person solely or mainly working or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants."

### **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

The adjoining property has a right of way over the entrance drive.



### **PLANS**

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

### **PURCHASER IDENTIFICATION**

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.

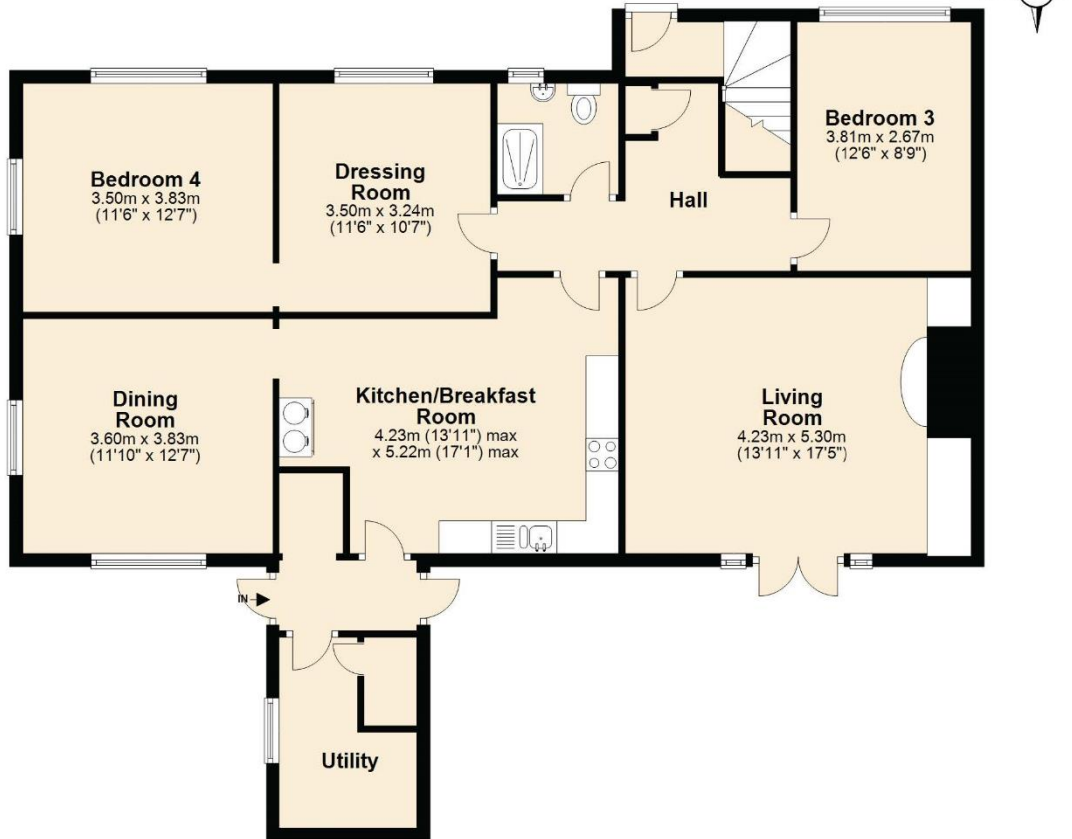
### **AGENT'S NOTE**

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

### **VIEWINGS**

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

**Ground Floor**  
 Approx. 118.4 sq. metres (1274.6 sq. feet)



**First Floor**  
 Approx. 45.2 sq. metres (486.5 sq. feet)

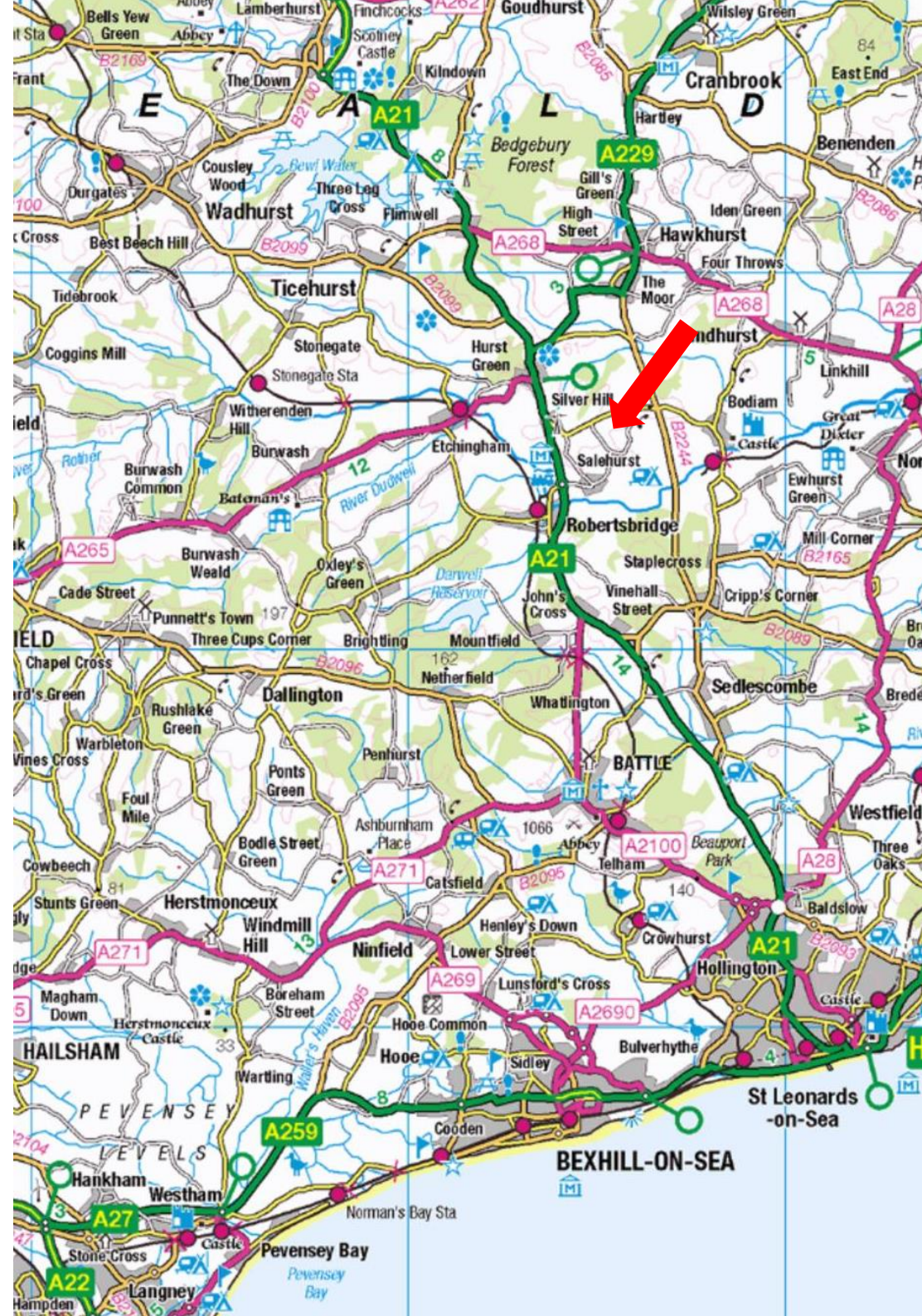


Total area: approx. 163.6 sq. metres (1761.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2023  
 Plan produced using Plant In



**BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY.**







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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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