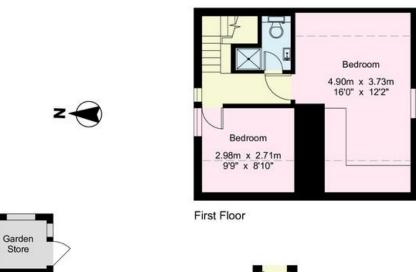
--- Restricted Height





Nevills Cottage

House - Gross Internal Area : 115.3 sq.m (1241 sq.ft.)



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Nevills Cottage, Town Row Green



Rotherfield, East Sussex TN6 3QU

An idyllic 'picture postcard' 2/3 bedroom detached cottage, Listed Grade II, benefiting from a large garden and enjoying a tranquil yet not isolated location.

Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Study/Bedroom 3, 2 Further Bedrooms, Bathroom, Shower Room, Oil Fired Central Heating, Garden, Off Road Parking.

Price £795,000 Freehold





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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Summer Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Nevills Cottage, Cornford Bridge Lane, Town Row Green, Rotherfield, TN6 3QU





- ◆ A Grade II Listed that ched cottage set in a large garden (approximately ¾ of an acre).
- ♦ Enjoying a peaceful setting away from main roads yet accessible to the Cuckoo Line store 0.7 miles and to Rotherfield High Street 1.4 miles.
- ♦ Origins dating back to 1780 with later additions.
- ♦ A wealth of exposed, substantial wall and œiling timbers plus an inglenook fireplace in the sitting room.
- ♦ Entranæ porches to both the front and rear of the property leading to an inner hall featuring a turned staircase.
- ♦ Surprisingly spacious yet cozy sitting room features exposed timbers and a substantial inglenook fireplace. The room also enjoys a triple aspect outlook.
- Spacious kitchen/dining room fitted with a comprehensive range of oak painted cabinets underneath marble worktops and include integrated dishwasher, oven, hob and fridge.

 Window to front and door giving access out to the garden.
- ♦ Utility room with plumbing for washing machine, oil fired boiler providing central heating and domestic hot water and airing cupboard housing hot water tank with slatted shelves.
- ◆ Study/Bedroom 3 with quarry tiled flooring and window to front.









- ◆ Ground floor bathroom comprising pedestal washbasin, panelled bath with separate Aqualisa shower above, low level WC and window to rear
- ♦ Staircase leads to the first floor landing with window to side.
- ♦ Bedroom 1 has a semi vaulted ceiling with beautiful timbers, fitted wardrobe and matching dressing table.
- ♦ Bedroom 2 with window to side, also semi vaulted. Both rooms have delightful old latched doors.
- ♦ Shower room comprising washbasin with cupboards beneath, WC with concealed cistern, tiled floor and walls, separate shower cubicle with Mira Sport shower.

Outeide

- ♦ Nevills Cottage is partially hidden from the lane by a tall mature hedge. Picket fence leads to the front door and a long drive provides multiple off road parking.
- ♦ The well-established garden we understand is approximately ³/₄ acre in size, with well stocked flower borders immediately adjacent to the property, leading out to a large area of lawn.
- ♦ Features include a stunning copper beech tree and within the garden there are various seating areas.
- Outbuilding s include a garden shed and attached to the back of the property is a freezer room with electricity connected.

Practicalities

Mains electricity and water. Private drainage (not tested). Oil fired central heating.

A new that the droof ridge and repairs to the that throof were undertaken in 2023.

Viewing

Strictly by appointment through sole agents Sumner Pridham

info@sumnerpridham.co.uk 01892 516615



