



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

Nevills Cottage

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



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Property Description

- A Grade II Listed thatched 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 ceiling timbers plus an inglenook fireplace in the sitting room.
- Entrance 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.

Outside

- ◆ 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 ¾ 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 thatched roof ridge and repairs to the thatch roof were undertaken in 2023.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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