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Peter Oliver



Blackham, Kent, TN3 9UA

- ▼ **Three Bedroom Cottage**
- ▼ **Grade 2 Listed**
- ▼ **Stunning Location**
- ▼ **Countryside Views**
- ▼ **Driveway**
- ▼ **Beautifully Presented**



Guide Price
£575,000-£600,000



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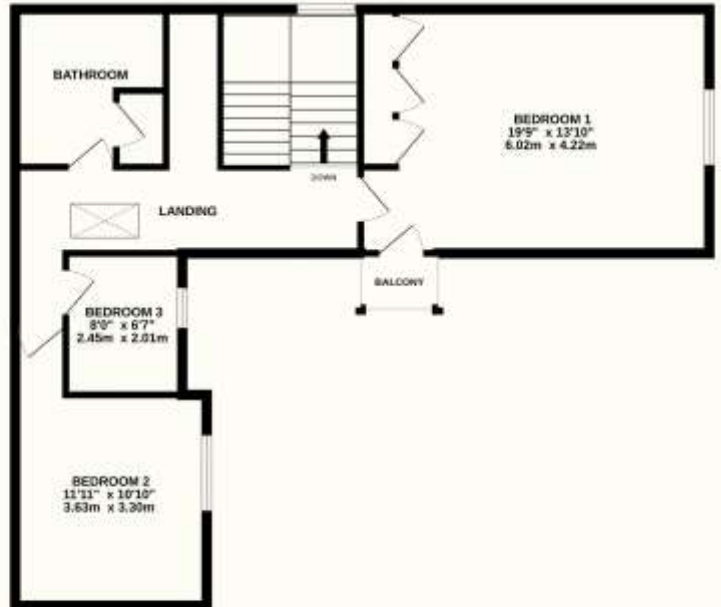
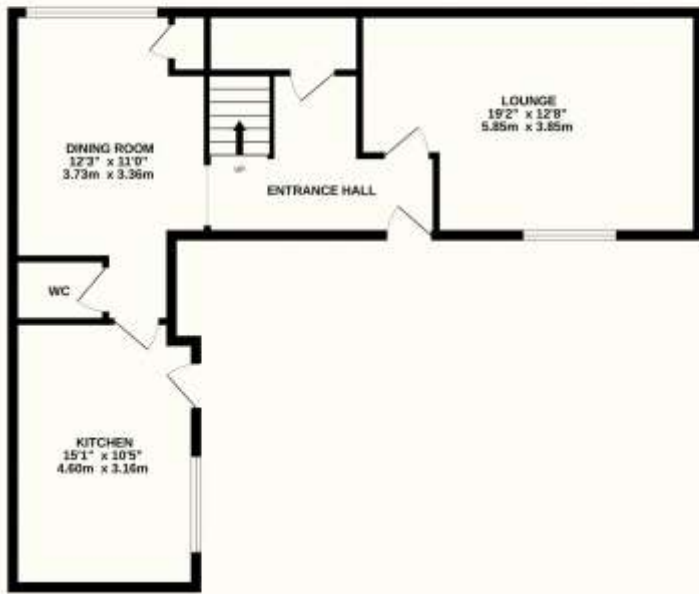
This charming three-bedroom character home is located on the edge of the pretty village of Blackham, within easy reach of Ashurst mainline railway station with services to London Bridge. The property was formerly part of the Sussex Oak pub converted in 2012 which is grade 2 listed and remains attached, as well as providing similar character features to its neighbour. Into the hallway with its impressive wooden floors and a large bright lounge is located to the right. This is a wonderful family space with built-in bookshelves. Wooden flooring continues through to the dining room which offers ample room for table and chairs and is an ideal space for family mealtimes. The kitchen is a generous room with lots of worktop and storage options, including an area for a dining table, an electric oven, induction hob and integrated dishwasher, plus a stable door to the garden. Also on the ground floor is a useful downstairs WC and all rooms feel bright and homely. Upstairs and the spacious galleried landing with skylight window provides an area for a computer desk and additional storage if required. There are three bedrooms including a huge dual-aspect master with balcony offering stunning views across fields and woodland. Built-in cupboards provide useful storage and there's ample room for a super king bed with space to spare if required. Bedroom two is a nice sized double and a single third would make a great home office or child's bedroom for example. The family bathroom is very nicely presented with a large bath and shower provided. The house is centrally heated using LPG from the tank (1000L) outside and has its own private garden. Part patio with the remainder lawn, it's a private space where children can play safely, being enclosed by hedging on all sides. There is a brick built shed with power, as well as an additional timber shed. Finally, there is parking for four cars on a gravelled driveway to the front. This is a gorgeous family home in a truly idyllic, isolated, rural setting

Uckfield: 01825 703000
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Lettings: 01825 701030
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TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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