

## SUMMARY

A rare opportunity to acquire a beautifully presented detached period home (not Listed), tucked away along a quiet country lane and backing directly onto open fields.

This charming property has been thoughtfully extended and significantly improved, offering character-filled yet versatile accommodation, ideal for modern family living.

The interior showcases a wealth of period features throughout, including exposed beams and traditional latch doors, while benefiting from spacious and adaptable living spaces.

Notable highlights include a stunning kitchen/breakfast room with a central island, bespoke oak cabinetry, and bifolding doors opening onto an attractive sun terrace—perfect for indoor-outdoor living. Adjacent is a well-fitted utility room with a butler sink and additional appliance space.

A warm and welcoming sitting room features a magnificent inglenook fireplace with an 8kW multi-fuel burning stove, beamed ceiling, and dual-aspect windows offering views to the front and rear, including farmland.

There is also a separate dining room, and a useful ground floor bedroom/study served by a modern shower room and lobby—ideal for guests or multi-generational living.







Upstairs, the first floor comprises four well-proportioned bedrooms and a family bathroom, all brimming with character and natural light.

The property sits within beautifully landscaped, mature gardens, predominantly located to the side of the house.

The generous lawn area is enclosed by established hedging for privacy and features a selection of specimen and fruit trees, a charming wildlife pond, and a rustic brick-paved terrace—perfect for alfresco dining. A traditional well and winding pathways further enhance the garden's unique appeal.



## Lounge

16'10 x 16'7

## Kitchen/Breakfast Room

17,0 x 17'0

## **Dining Room**

11'11 x 11'5

## Study

10'8 x 7'4

## Bedroom

12'4 x 11'11

## Bedroom

11'2 x 10'10

#### Bedroom

12'7 x 11'2

### Bedroom

12'2 x 10'1

Council Tax Band - F £3,768 per annum



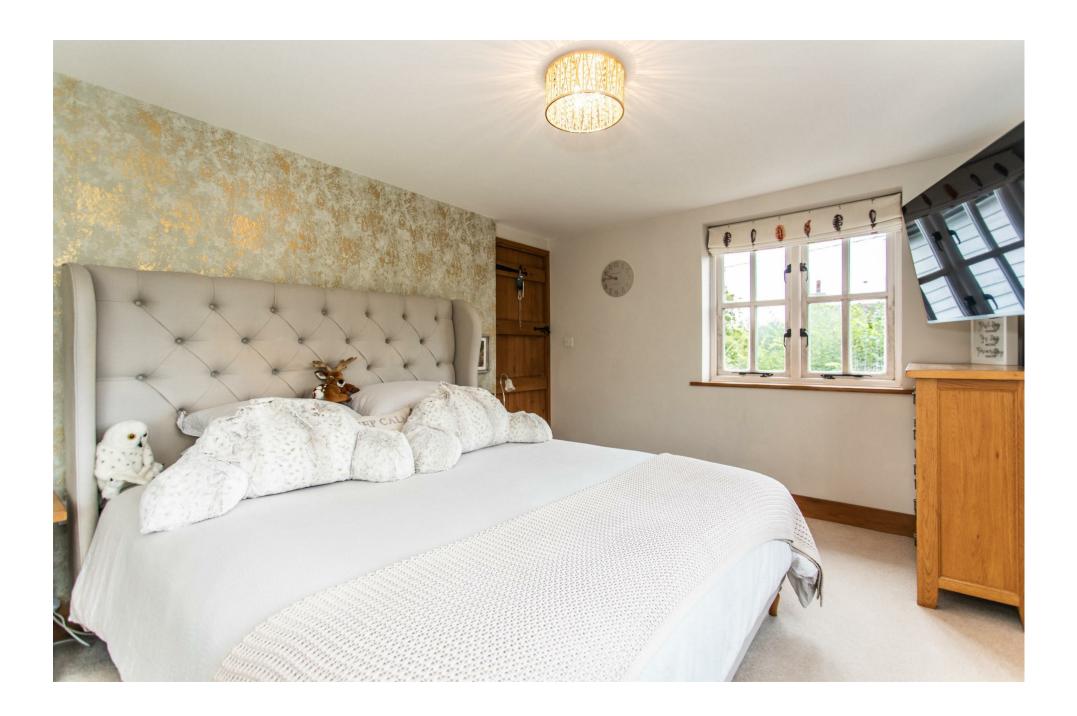
































# INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Wealden District Council

#### Council Tax Band

E

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

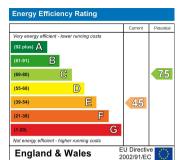
## Area Map



#### **Floorplan**

## **GROUND FLOOR** 1ST FLOOR BEDROOM 12'7" x 11'2" 3.84m x 3.40m DINING ROOM 11'11" x 11'5" 3.63m x 3.48m HALLWAY UTILITY ROOM LANDING 701 BEDROOM 12'2" x 10'1" 3.71m x 3.07m LOUNGE 16'10" x 16'7" 5.13m x 5.05m BEDROOM 11'2" x 10'10" 3.40m x 3.30m BEDROOM 12'4" x 11'11" 3.76m x 3.63m KITCHEN/BREAKFAST ROOM 17'0" x 17'0" 5.18m x 5.18m HALLWAY WARDROBE 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 omission or mis-saacterier. This pain is no missaare purposes only and situation be used as sour by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrophy & 2025

## **Energy Efficiency Graph**



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