



OAKFIELD



Ailies Lane, East Hoathly, BN8 6QP

Asking Price £625,000



## Ailies Lane, East Hoathly, BN8 6QP

A spacious, character cottage positioned within two acres of stunning woodland and grounds. This handsome early C20th cottage forms part of The Quadrangle, East Hoathly which is located along a peaceful country lane.

The gardens and grounds are a particular feature of this charming home, in addition to the substantial communal grounds this property has a private garden which is well stocked with an abundance of plants, flowers, shrubs and beds.

This quaint approach gives such a welcoming feel on entering the property and is also extremely private. There are many features to mention such as the oak framed porch, block paved pathway with a circular paved terrace, timber outside sunroom/studio and fabulous mullion windows.

This mews style home offers an entrance hall, stunning Neptune kitchen/breakfast room and 23ft sitting room with large patio doors leading to the communal grounds. The lounge is full of charm with ceiling joists, a double fronted burning stove in an exposed brick fireplace with oak lintel. Furthermore, there is a utility room and cloakroom.

On the first floor there are three double bedrooms and a family shower room. The principal suite offers an ensuite bathroom. The landing gives access to the attic which has excellent headroom and could be converted (subject to the necessary consents). To the front there are far reaching views across open countryside. In addition there is a communal parking area and an allocated parking space and spacious workshop/garage with an additional area of garden. This would be an ideal studio or home office area.





**Sitting Room**

23'6" x 11'10" (7.17 x 3.61)

**Kitchen / Breakfast Room**

11'1" x 10'2" (3.40 x 3.12)

**Bedroom**

16'4" x 10'10" (5.00 x 3.31)

**Bedroom**

13'5" x 11'7" (4.10 x 3.54)

**Bedroom**

11'2" x 9'3" (3.41 x 2.83)

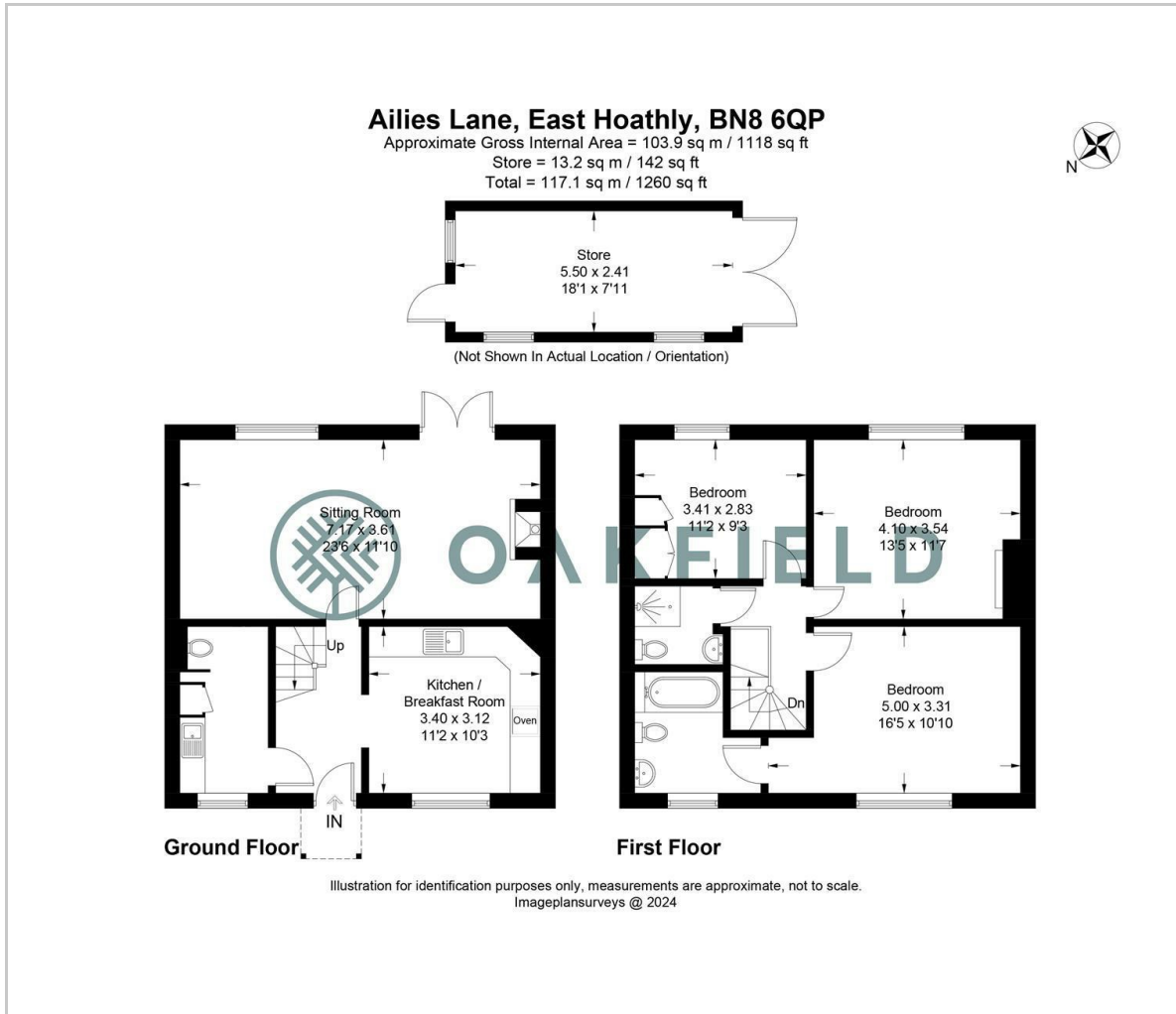
**Store**

18'0" x 7'10" (5.50 x 2.41)

**Council Tax Band D**



## Floor Plan

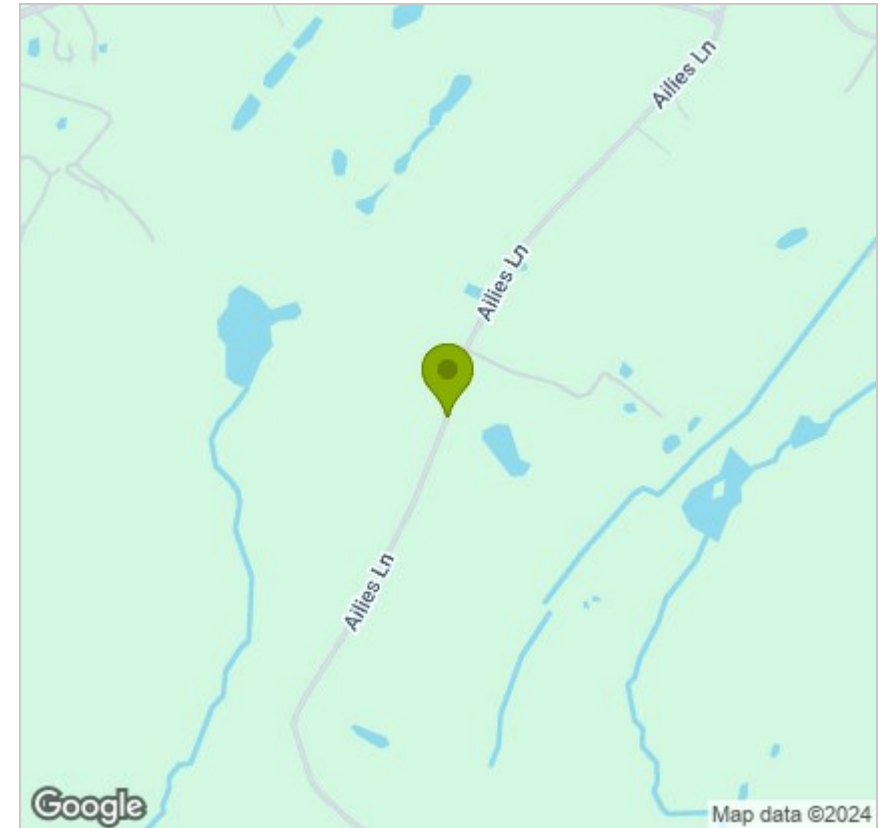


## Viewing

Please contact us on 01825 762132  
 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

