

PHILLIPS & STUBBS



coastal +
COUNTRY



Screened from the lane by a tall hedgerow and enjoying an open outlook to the rear across adjoining farmland, the property is in a secluded position in the hamlet of Three Oaks, with its public house and station with a regular train service on the Marshlink line between Hastings and Ashford International from where there are high speed connections to London St Pancras in 37 minutes. Hastings Country Park Nature Reserve, stretching from Hastings to Cliff End, Pett Level (4 miles) where it gives access to the beach, is a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, nature trails and spectacular walks. To the east is the Ancient Town and Cinque Port of Rye (8 miles), famed for its historical associations, period architecture, medieval fortifications, cobbled ways and period citadel. Westward is Hastings (4 miles) with its seafront promenade, fishing fleet, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross, which can also be accessed at Battle (8 miles). Hastings offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. At Guestling (1 mile) there is a primary school. In the private sector, there is Buckswood School (1 mile) and Battle Abbey.

A detached period style cottage presenting mellow brick and part tile hung external elevations set with leaded light style windows beneath a pitched tiled roof. The property is presented to a good decorative standard and the living accommodation is arranged on two floors, as shown on the floor plan.

The property is approached via an oak wooden door opening into an entrance vestibule with a terracotta tiled floor, matchboard panelling and an inner door leading through to a double aspect dining room with exposed old brick floor and ceiling beam.

From the dining room an oak framed doorway links the kitchen, which is fitted with a custom made range of shaker style painted cabinets comprising cupboards and drawers beneath oiled wood worksurfaces with below counter space for a washing machine,

together with a matching dresser unit, a deep larder cupboard, a glazed farmhouse style sink, a Range cooker with a 5-zone ceramic hob, two electric ovens and a separate grill with a concealed filter hood above. Space for an American style fridge freezer.

The double aspect living room has exposed antique pine floorboards and ceiling beams, together with an open inglenook brick fireplace and a fitted woodburner. Glazed double doors open onto the rear terrace and provide an open outlook across the adjoining field.

On the first floor, there are two double aspect, double bedrooms and a fitted shower room comprising a fully tiled shower enclosure, a close coupled w.c and wall mounted wash basin.

Outside: From the lane, a pair of 5-bar wooden gates opens onto an area of hardstanding providing off road parking and access to a detached garage/workshop with double doors to the front and a personal door to the side. Very much a particular feature of this property is the well planned, landscaped garden that is set out around the house in a traditional cottage style with areas of lawn with mixed flower beds, established shrub borders, brick pathways, wooden sleepers and a wide paved terrace from where there is an open outlook over the adjoining field to ancient woodland. Garden shed. To the far side of the driveway is a hedge enclosed orchard set down to lawn with fruit trees and a productive vegetable garden. The total plot size extends to about 100' x 45'

Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £525,000 Freehold

The Cottage, Butchers Lane, Three Oaks, Hastings, East Sussex TN35 4NH



A detached period style cottage, presented to a good decorative standard, situated in a large secluded garden and orchard on a country lane and enjoying an open outlook to the rear across pasture land to ancient woodland.

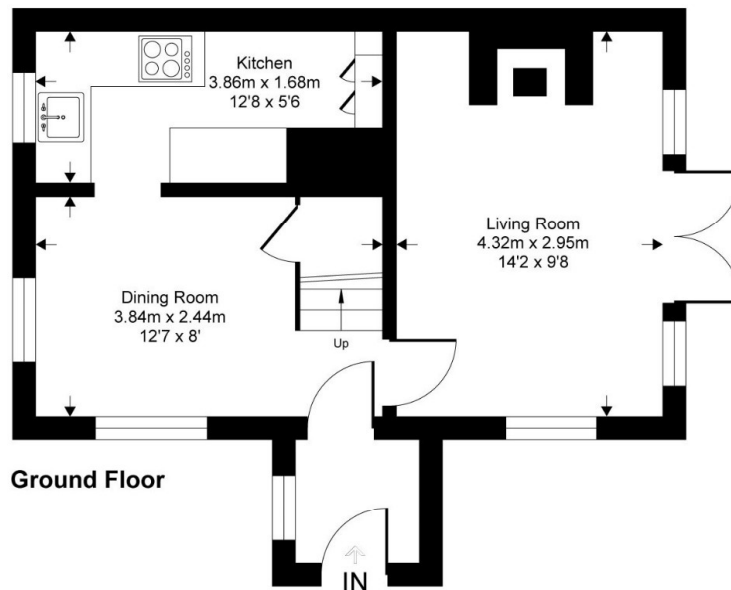
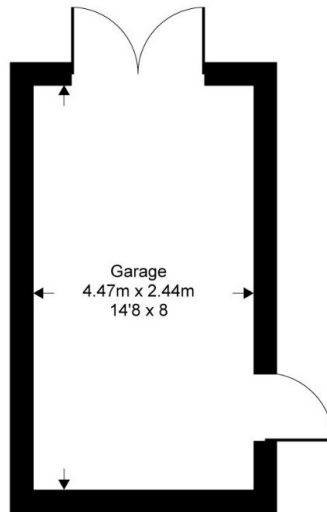
- Entrance vestibule • Living room with wood burner • Dining room • Bespoke kitchen • Landing • Two double bedrooms
 - Shower room • Gas central heating • Double glazing • EPC rating D
- Off road parking for several vehicles • Garage/workshop • Garden and orchard



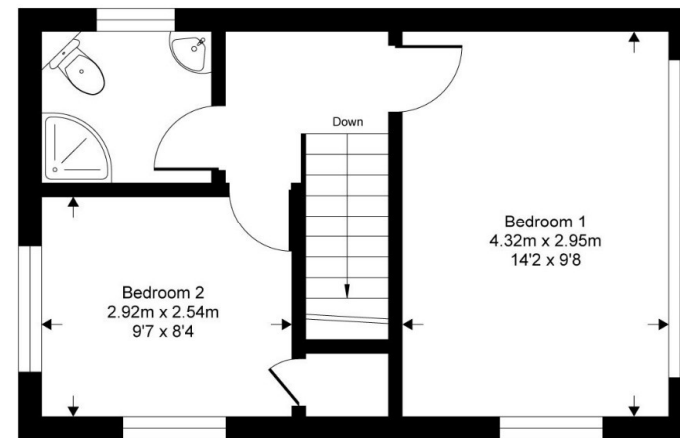
Directions: From Rye, proceed out of the town on the A259 in a westerly direction heading towards Hastings. Continue through Winchelsea, Icklesham and Guestling Thorne and then bear right into Butchers Lane, signposted for Three Oaks. Proceed for approximately three quarters of a mile where the property will then be found on the left hand side set behind a tall hedge.

The Cottage

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft
Approximate Garage Internal Area = 10.8 sq m / 117 sq ft
Approximate Total Internal Area = 72.3 sq m / 779 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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