



Peter Buswell  
Independent Family Estate Agents



Available With No Onward Chain in Bodiam

£750,000

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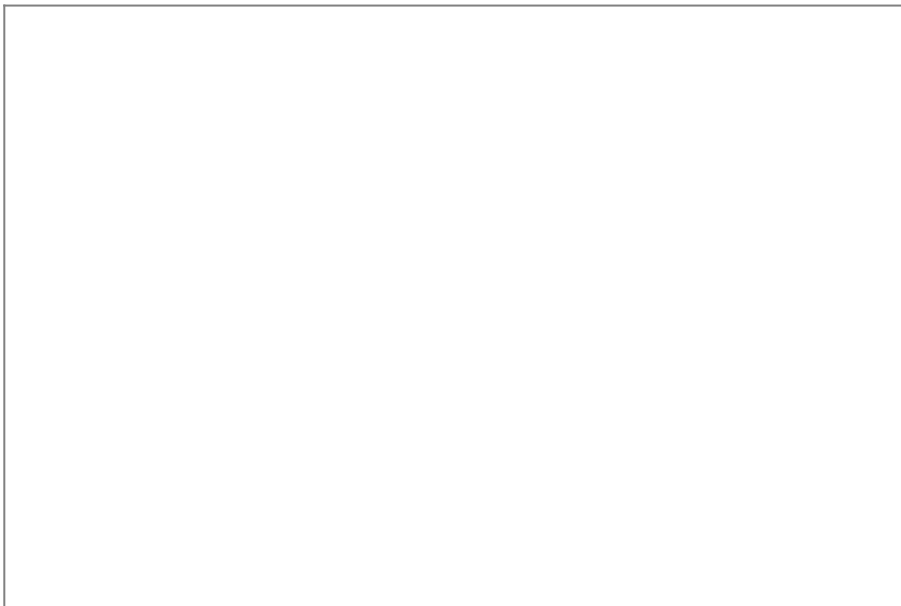




On the outskirts of the picturesque village of Bodiam, this well-presented extended four-bedroom semi-detached home set in a rural location and was one of the original worker's cottages for the renowned Guinness company during the area's thriving hop-growing era, the property is in a peaceful position while being within driveable reach of local amenities. Approached via a quiet private road, the property benefits from parking for several vehicles to the front as well as double gates on to a hard standing that leads on to the garden. The front door opens into a generous living room, complete with a charming fireplace and stairs leading to the first floor. Flowing seamlessly from the living area, the dual-aspect dining room enjoys natural light and views to the front and side. The substantial kitchen/breakfast room is well-equipped with a range of wall and base units, offering plenty of storage and workspace. Large windows to the rear provide a delightful outlook over the garden and surrounding countryside. A door leads to a practical boot/utility room also fitted with wall and base units, which provides additional storage and with access to the rear garden. The first floor hosts four generously sized double bedrooms, each offering breath-taking countryside views that enhance the home's serene ambiance. The principal bedroom benefits from a private ensuite shower room, providing convenience and comfort. The well-appointed family bathroom features a luxurious roll-top bath and a separate shower unit, creating a perfect space for relaxation and unwinding. The rear garden is a standout feature of the property, providing a peaceful and private retreat with uninterrupted views of the picturesque countryside. Thoughtfully designed for both relaxation and entertaining, this charming outdoor space includes a lush lawn and a patio area with a pergola—perfect for alfresco dining or unwinding in the fresh air. Double gates at the front open onto a spacious hardstanding area, ideal for ample parking.

With its rich history, idyllic setting, and well-proportioned living space, this delightful home in Bodiam presents an exceptional opportunity for those seeking a peaceful countryside retreat. Viewing is highly recommended to fully appreciate all that this unique property has to offer.





- FOUR DOUBLE-BEDROOM SEMI-DETACHED HOUSE
- A RURAL POSITION ON THE OUTSKIRTS OF THE PRETTY VILLAGE OF BODIAM
- VERY GENEROUS LIVING SPACE WITH TWO RECEPTION ROOMS
- LARGE KITCHEN/ BREAKFAST ROOM WITH A UTILITY ROOM
- THREE RECEPTION ROOMS
- BEAUTIFUL GARDENS WITH COUNTRYSIDE VIEW OVER VINEYARDS
- GATED OFF-ROAD PARKING
- AVAILABLE WITH NO ONWARD CHAIN
- EPC RATING E
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		