



Endsleigh, 1 Buttsfield Lane, East Hoathly, East Sussex

BN8 6EE

Guide Price £600,000 to £625,000

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Endsleigh, 1 Buttsfield Lane

East Hoathly

An outstanding and deceptively spacious 3 bedroom detached character cottage with a gated driveway and carport providing off street parking. Situated in the heart of this highly desirable village, just off the main high street with its abundance of amenities.

Endsleigh is a white weather boarded cottage, believed to have been built in the 1900's. The property has recently undergone complete renovation, undertaken by an interior designer. The impeccably finished accommodation is arranged over three storeys, making this a most versatile home, ideal for entertaining.

The property is entered via a central hallway with a cloakroom found nearby. The sitting room enjoys a double aspect and a fireplace with wood burning stove. Double doors continue through a conservatory/garden room. There is a generous kitchen/dining room, the kitchen takes up one side of the room, fitted with a range of matching units, a stone worksurface and integrated appliances. Just off the kitchen is an inner hallway/boot room with a staircase descending to the lower ground floor, which provides a utility room, office, a media room with French doors giving access to the rear garden and a separate 12'2 x 9'9 cellar which could provide a number of uses



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The first floor provides a spacious landing, there are 3 double bedrooms, with the principal bedroom having an extensive range of built-in wardrobes. The bathroom is a particular feature of the home, most elegant and beautifully fitted with a freestanding bath and walk-in shower cubicle.

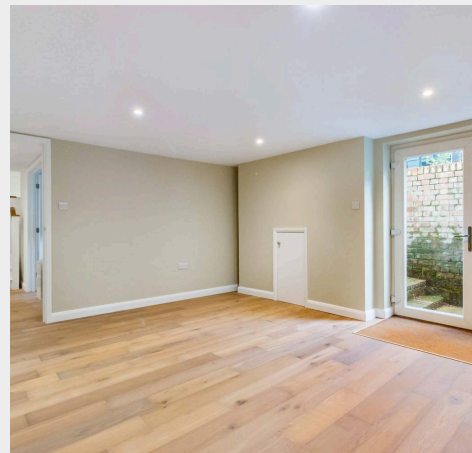
Outside, to the front of the property are double gates which give access to the driveway and carport. The rear garden is predominantly laid to level lawn with a decked seating terrace, interspersed and flanked by mature stocked borders.

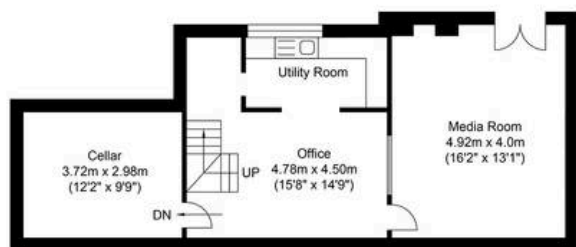
Oil fired central heating

Council tax band: E

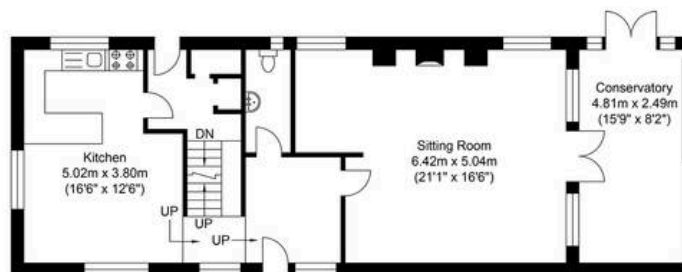
EPC: E

Tenure: Freehold

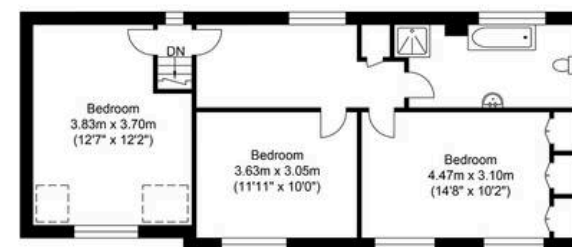




Lower Ground Floor
Approximate Floor Area
587.60 sq ft
(54.59 sq m)



Ground Floor
Approximate Floor Area
846.68 sq ft
(78.66 sq m)



First Floor
Approximate Floor Area
684.04 sq ft
(63.55 sq m)



Approximate Gross Internal Area = 196.80 sq m / 2118.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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