



Wytham Cottage The Broadway, Alfriston, East Sussex, BN26 5XH

## Wytham Cottage The Broadway, Alfriston, East Sussex, BN26 5XH

£800,000

An attractive half-tile hung Sussex style detached house with eyebrow window, 3 double bedrooms, picturesque views over the village of Alfriston to surrounding countryside/hills and no onward chain.

Entering the house you have a sense of character, a door to the left takes you into the study that overlooks the front drive and garden. Carrying through the downstairs the kitchen was renewed in '21, the dining room that sits between the kitchen and living room, the through aspect living room itself and a conservatory all overlook the rear garden and enjoy the impressive views over Alfriston towards distant countryside/hills. Completing the downstairs is a cloakroom/wc, as well as a covered walkway, accessed from the kitchen, leading to the garage and both front/rear gardens. Upstairs you have 3 double bedrooms, a large landing and family bathroom. Both bedroom 1 and 2 enjoy the same distant views over the village, whilst bedroom 1 also has an ensuite shower/wc. Bedroom 3 overlooks the adjacent recreational park/cricket ground.

Further features of note include wood block flooring to areas of the ground floor and quarry tile cills.

Outside the private easterly rear garden has views towards countryside from the raised patio and decking across the rear of the house. Whilst the garden itself is predominantly laid to lawn with established trees and shrubs. There is a secure side access leading to the front, which has a large drive/hardstanding for several vehicles as well as an established hedgerow, screening the house from the road.

Set within the picturesque village of Alfriston, Wytham Cottage stands on The Broadway, adjacent to the open cricket grounds/park, with the village allotments directly behind (allowing the property to have unobstructed views towards the countryside). The village enjoys a range of shops including general store/post office/delicatessen, restaurants, tea rooms, public houses and historic buildings. Surrounded by the stunning South Downs National park and having the Cuckmere river running past the village many delightful countryside walks and pursuits can be enjoyed. The village has a marvellous community atmosphere with a wonderful historic church and village green. Mainline rail connections are available at the nearby village of Berwick or coastal town of Seaford. Alfriston is served by the Cuckmere community bus.









**Entrance Hall**

**Kitchen**

11'6" x 10'8" (3.51m x 3.25m)

**Dining Room**

11'6" x 10'3" (3.51m x 3.12m)

**Living Room**

18'8" x 12'6" (5.69m x 3.81m)

**Study**

6'6" x 8'8" (1.98m x 2.64m)

**Cloakroom**

**Conservatory**

11'2" x 12'6" (3.40m x 3.81m)

**Landing**

**Storage Cupboard**

**Bedroom One**

11'11" x 14'4" (3.63m x 4.37m)

**En-Suite**

**Bedroom Two**

12'5" x 12'6" (3.78m x 3.81m)

**Bedroom Three**

10'9" x 12'6" (3.28m x 3.81m)

**Bathroom**

**Double Garage**

19'5" x 15" (5.92m x 4.57m)

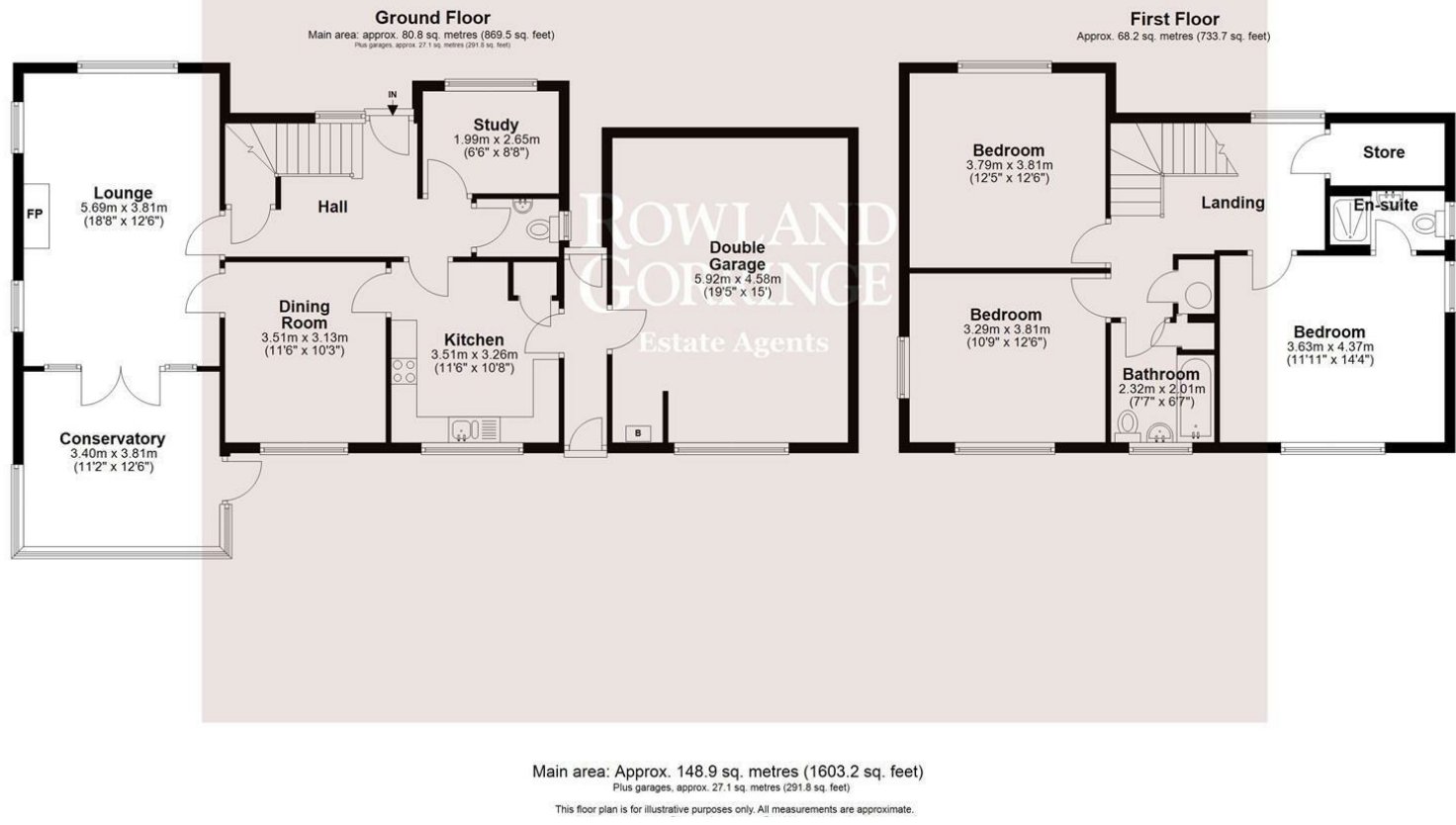
**Rear Garden**

**EPC: E**

**Council Tax Band: F**







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