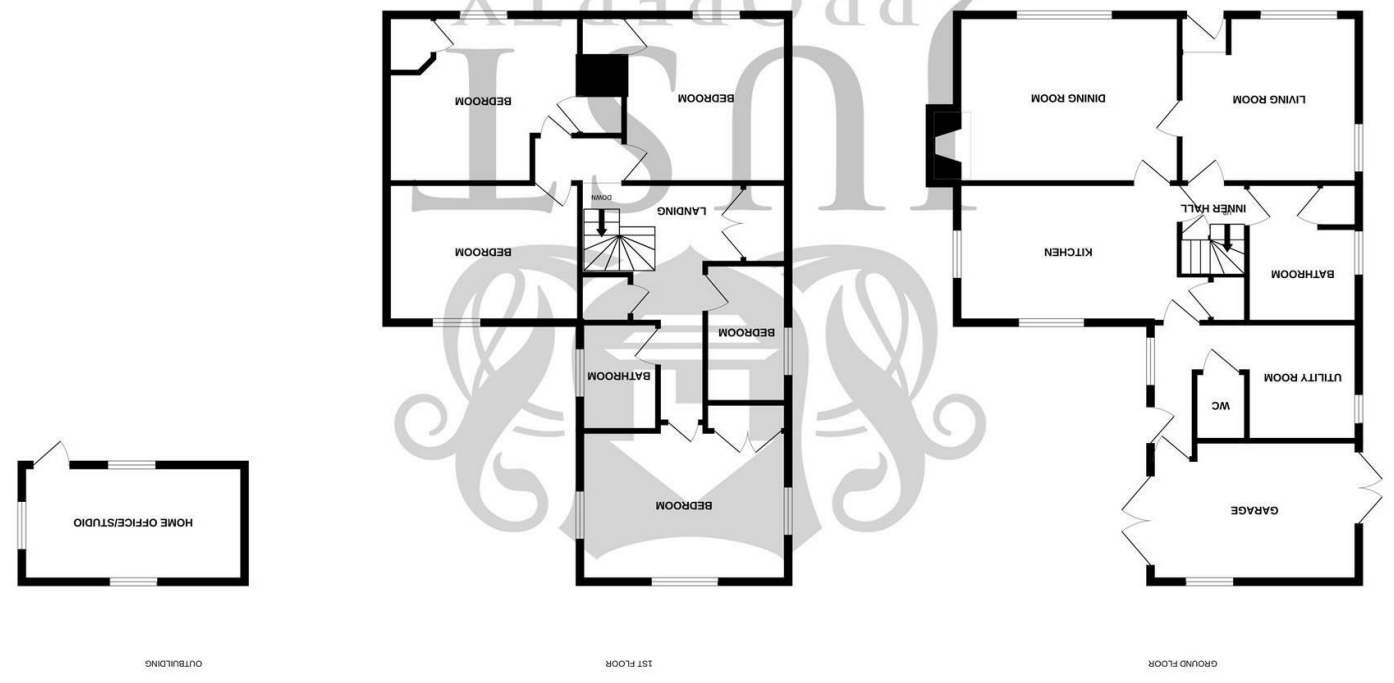


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such. By any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	66
Potential	96



Park Cottage, Guestling, TN35 4LT

FLOORPLANS



www.justproperty.net



5 Bedrooms | 2 Receptions | 2 Bathrooms | 1453.13 sq ft

Freehold

£595,000

Park Cottage, Guestling, TN35 4LT





5 Bedrooms 2 Receptions 2 Bathrooms 1453.13 sq ft

PROPERTY DETAILS

This charming detached period residence is coming to the market for the first time in 45 years. Situated in a secluded position, the property is accessed via a private driveway next to Guestling Playing Field. Surrounded by mature, well-established large gardens, it offers picturesque views over surrounding countryside, playing fields, and even a glimpse of the sea. The property has a significant extension, which was completed in 2010 providing additional space. The property retains many original features to include an impressive inglenook fireplace and ceiling beams. The accommodation comprises of two reception areas, a generous size kitchen, an integrated garage with utility space, and a ground floor bathroom. To the first floor there are four double bedrooms, one of which has access to an attic room, with great potential to extend subject to the necessary planning consents. In addition to the outhouse/home office there is, a small study to the first floor, equipped with high-speed fibre broadband and if required this could be used as a fifth bedroom.

Located just over a mile away from Three Oaks railway station, Park Cottage offers convenient access to an hourly train service providing access to Eastbourne, Hastings, and Ashford International station whereupon there is a high-speed train connection to London, St Pancras, with a travel time of approximately 1 hour and 30 minutes. Additionally, an hourly bus service or bi-hourly service on a Sunday, which provides direct routes to Hastings, Ore, and Rye which will provide you with all the local amenities you may need. In addition Guestling Bradshaw CE Primary School, with a 'good' OFSTED rating across all categories, is within easy walking distance, being approximately half a mile away.

Note: The property shares a private drainage system with a sports pavilion (situated behind Park Cottage) and is responsible for 50% of its maintenance, as well as the driveway and access.

What3words location- //juggle.built.de



ROOM DIMENSIONS

Entrance	Shower Room
Living Room	6'11" x 6'0" (2.13 x 1.83)
13'5" x 12'4" (4.11 x 3.78)	Study/Bedroom
Dining Room	9'4" x 4'9" (2.87 x 1.45)
12'2" x 12'0" (3.73 x 3.68)	Bedroom
Kitchen	12'5" x 10'0" (3.81 x 3.07)
12'5" x 8'11" (3.81 x 2.74)	Bedroom
Inner Hallway	12'7" x 10'2" (3.84 x 3.12)
Ground Floor Bathroom	Bedroom
8'11" x 8'0" (2.74 x 2.44)	12'4" x 12'2" (3.76 x 3.73)
Rear Hallway	Attic
Utility Room	27'9" x 5'8" (8.46 x 1.73)
7'10" x 7'1" (2.39 x 2.16)	Garage
Cloakroom	16'0" x 10'11" (4.88 x 3.33)
First Floor Landing	Converted Outhouse/Office
Bedroom	16'7" x 8'7" (5.08 x 2.62)
14'0" x 12'4" (4.29 x 3.76)	Garden

FEATURES

- *** CHAIN FREE ***
- Detached Period Family House
- Five Bedrooms
- Sought-after Rural Location
- Large Mature Gardens
- Retaining many original features
- Home Office
- Attic Room
- Close to Local Schools
- Viewing Highly Recommended

