

1 & 2 Sailors Stream Cottages Butchers Lane, Three Oaks, East Sussex TN35 4NQ
Guide Price £700,000 Freehold

A RARE AND ENCHANTING 17th CENTURY GRADE II LISTED THATCHED COTTAGE, set within the charming village of Three Oaks and offering approximately 1,575 sq ft of beautifully characterful and versatile accommodation. Originally arranged as two dwellings, this exceptional home is rich in period detail, with impressive inglenook fireplaces, exposed beams and a wonderfully individual layout, complemented by a private garden with woodland beyond. The accommodation opens into a characterful reception room with an impressive inglenook fireplace and beamed ceiling. An inner hallway leads to a second reception room, featuring a further inglenook fireplace with wood burning style gas stove. The ground floor continues with a dining room, shower suite, kitchen and lobby providing access to the rear garden. A double bedroom with windows to two aspects and exposed beams adds further flexibility. Returning through the main reception room leads to a second kitchen with its own access to the garden, reflecting the property's fascinating history as two individual homes and offering potential for multi-generational living or reinstatement as two dwellings, subject to the necessary consents. On the first floor are three further double bedrooms and a family bathroom. The rear garden is a particular feature, predominantly level and enjoying an excellent degree of privacy with established woodland providing a picturesque backdrop. These extensive grounds offer tranquillity and privacy it includes a hot tub, detached brick built garage and garden shed with plenty of space for entertaining and relaxing. To the front ample of off road parking. The village lifestyle is a real highlight, with the popular local pub providing a welcoming focal point within the community, while Three Oaks railway station is close by, offering convenient connections towards Hastings and beyond. Sailors stream runs alongside the cottage and beyond with further extensive woodlands all on your doorstop.








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Floor 0



Floor 1

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Approximate total area(1)

146.5 m²

1575 ft²

Reduced headroom

6.4 m²

68 ft²

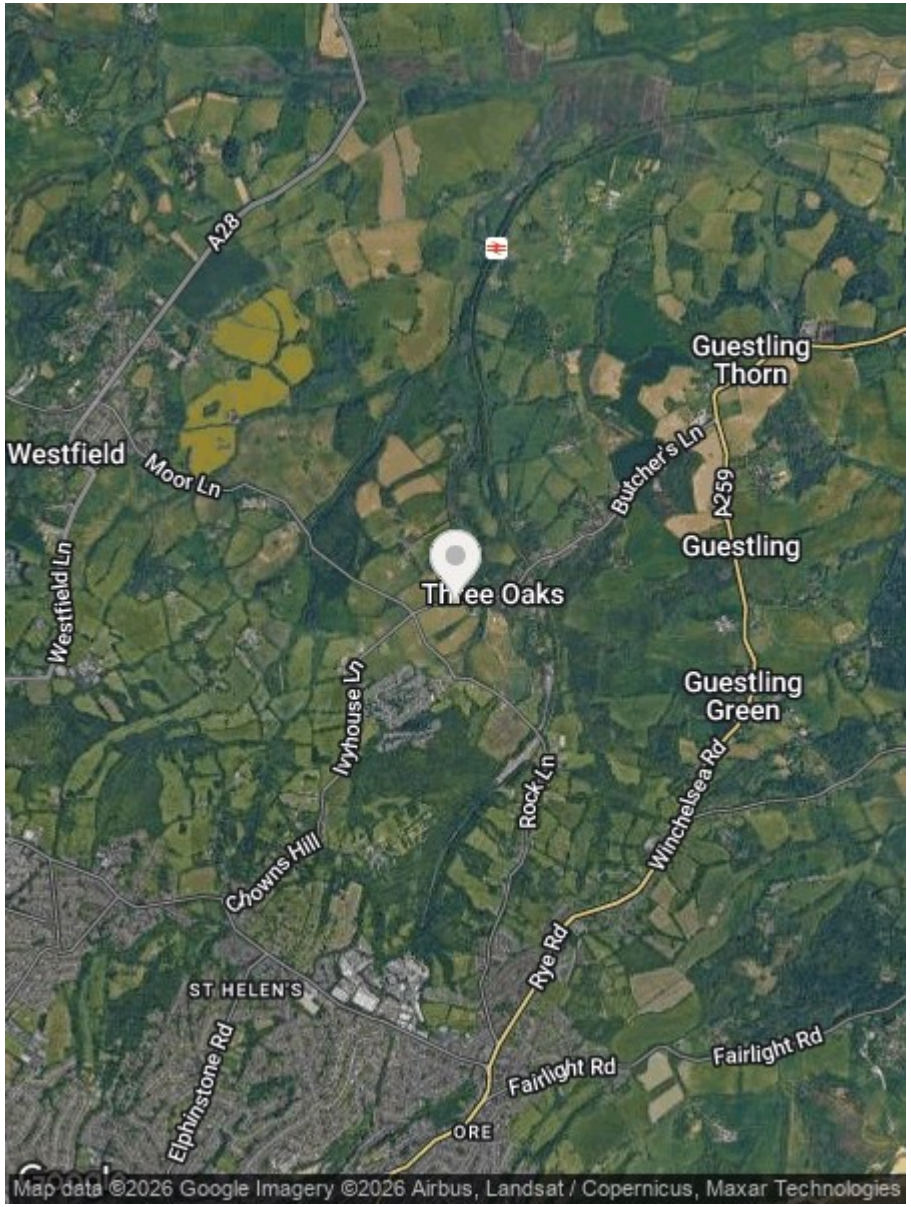
(1) Excluding balconies and terraces

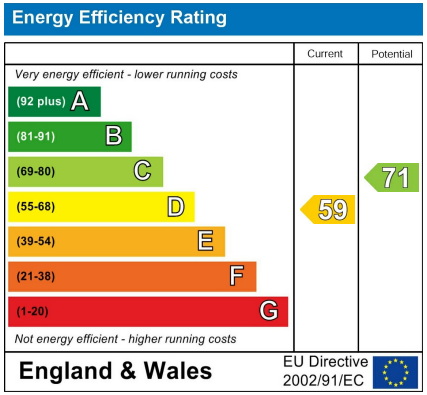
Reduced headroom

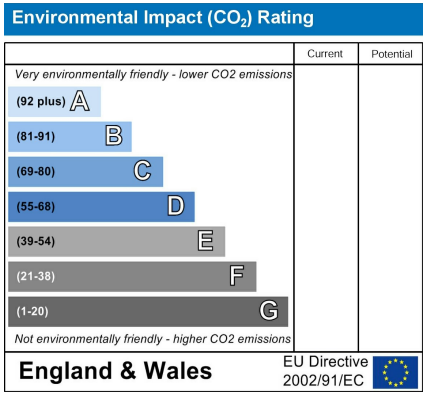
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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