



4 Mabbs Hill

Lynden Lane, Stonegate,
East Sussex

A pretty and well presented 3 bedroom double fronted end of terrace cottage, benefiting from a good-sized garden and an additional plot of land, situated in a lovely semi rural position on the edge of Stonegate.

Guide price £675,000 Freehold

Situation: The property is situated in an elevated position on a quiet lane on the edge of the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs including a butcher, baker, pharmacy, post office, florist, public houses, doctor's surgery and dentist, as well as Uplands Community College and Sports Centre. The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/ Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 4 Mabbs Hill is a well presented double fronted end of terrace period cottage that has been sympathetically updated over time to combine period features with modern day tastes, providing a living space that is light and full of character.

With external elevations of brick and weather boarding beneath a slate tiled roof and new double glazed sash windows, the accommodation includes on the ground floor; a good-sized entrance hall with access to a useful cellar, a spacious and very welcoming double aspect sitting room with a feature fireplace and double doors leading to a dining room (ideal as an additional bedroom or study, if required) which overlooks the garden, a good sized kitchen/breakfast room with a range of painted wall and base units with tiled & wooden edge worksurfaces with tiled splashbacks, a gas hob and double oven and space for various appliances including a fridge/freezer, a rear lobby with a useful sink with a door leading to the garden and a cloakroom. On the first floor there is a landing with an airing cupboard, 3 double bedrooms and a good-sized family bathroom.

Outside, steps lead up to a part enclosed pretty front garden with a gate and a picket fence which also has a lawned area to the side with a border of mature shrubs. There is parking to the side with steps leading to a small terraced area and a gate which leads to the rear garden.

The rear garden is a real feature of the property. Mainly laid to lawn there are various borders with mature plants, shrubs and trees, and for the majority of the garden there is a delightful wooded backdrop which provides a good degree of privacy. There is a studio/outside office with power and a shed and the garden has hedging and fencing on all sides.

Across from the cottage is extra parking for 3 cars and an additional plot of land of approximately ½ an acre which includes areas of grass, mature plants and trees and views in part of the surrounding countryside. Ideal for many uses, including a vegetable garden (there is an existing greenhouse), live stock or a play area, this is a wonderful addition to the property.

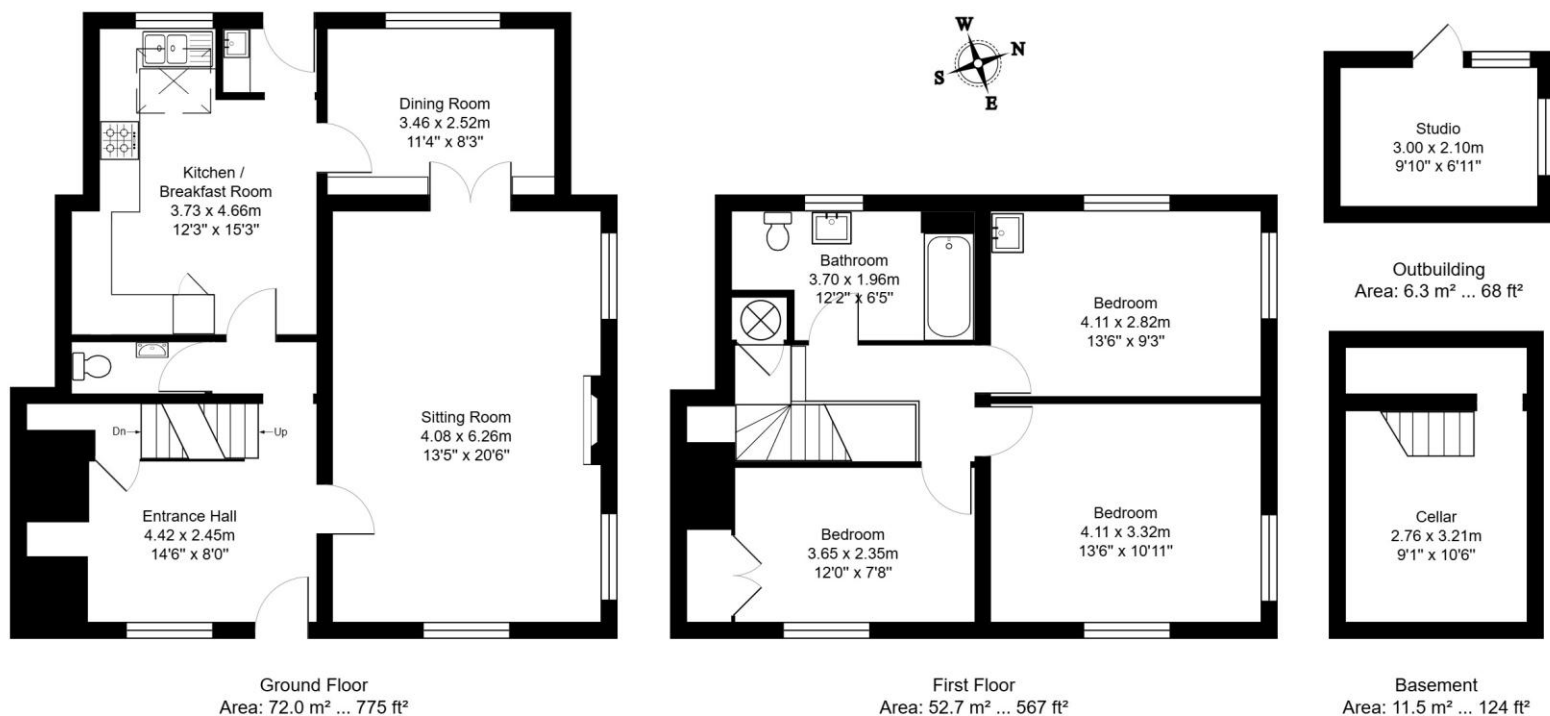
Local Authority: Rother District Council (01424) 787878 **Services:** Mains water and electricity. Oil fired central heating. Private drainage

Current council tax band: E **Current energy efficiency rating:** D

Property address: 4 Mabbs Hill, Lynden Lane, Stonegate, East Sussex TN5 7EF

NB: There is a public footpath to the side of the property which partially accesses the garden





Total Area: 142.5 m² ... 1534 ft²
 All measurements are approximate and for display purposes only.



Important notice:

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