



Forge Cottage

1 Lynden Lane, Stonegate, East Sussex

A most attractive Grade II listed semi-detached cottage, situated on a quiet lane in a much sought after village location, within easy reach of local amenities and a mainline station. NO CHAIN.

Guide price £435,000 Freehold



Situation:

Forge Cottage is situated on a quiet lane in the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Wadhurst village lies just over 2½ miles distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store, cafés, butcher, greengrocer, bookshop, pharmacy, post office, florist, off licence, restaurants, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre. Ticehurst and Burwash villages are within 2 and 3½ miles respectively and both have a selection of local shops and amenities. 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.

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.

For the commuter, Stonegate station is approximately ½ 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.

Description:

Forge Cottage is a beautiful Grade II listed period cottage with attractive external elevations of brick, render and weather boarding beneath a tiled roof. The property has been sympathetically extended over time to provide light, well presented and spacious accommodation that is full of character and charm, benefiting from period features, including pretty sash windows, and from the main rooms being double aspect, enjoying an outlook over the lane and rear gardens.

The accommodation is arranged over two floors and includes on the ground floor; an entrance lobby with stairs to the first floor, a spacious and light double aspect sitting/dining room with a feature fireplace (currently not working) and french doors leading to the garden, a good-sized double aspect kitchen/breakfast room with a range of modern wall & base units and an oil fired range cooker housed in a chimney recess, a large utility room (formerly the Forge and now offering excellent scope to be re-modelled into a different type of room), a useful rear lobby and a shower room. On the first floor there two bedrooms, both with fitted wardrobes and a good-sized family bathroom.

Outside the property is approached off a quiet lane with gates leading to a block paved drive providing parking for two cars and a large, detached garage and workshop.

A real feature of the property are the delightful rambling gardens that wrap around the cottage, including a good-sized terrace beneath a pergola, which is ideal for outdoor entertaining, an area of lawn with mature shrub borders leading to a path that meanders up the boundary of the property to a wild area of garden which includes a small area of lawn surrounded by a variety of mature plants and trees, a greenhouse, shed and a compost area. The path continues to a further area of lawn where there is a summerhouse from where views can be enjoyed across the village. The garden has hedging and fencing on all sides.

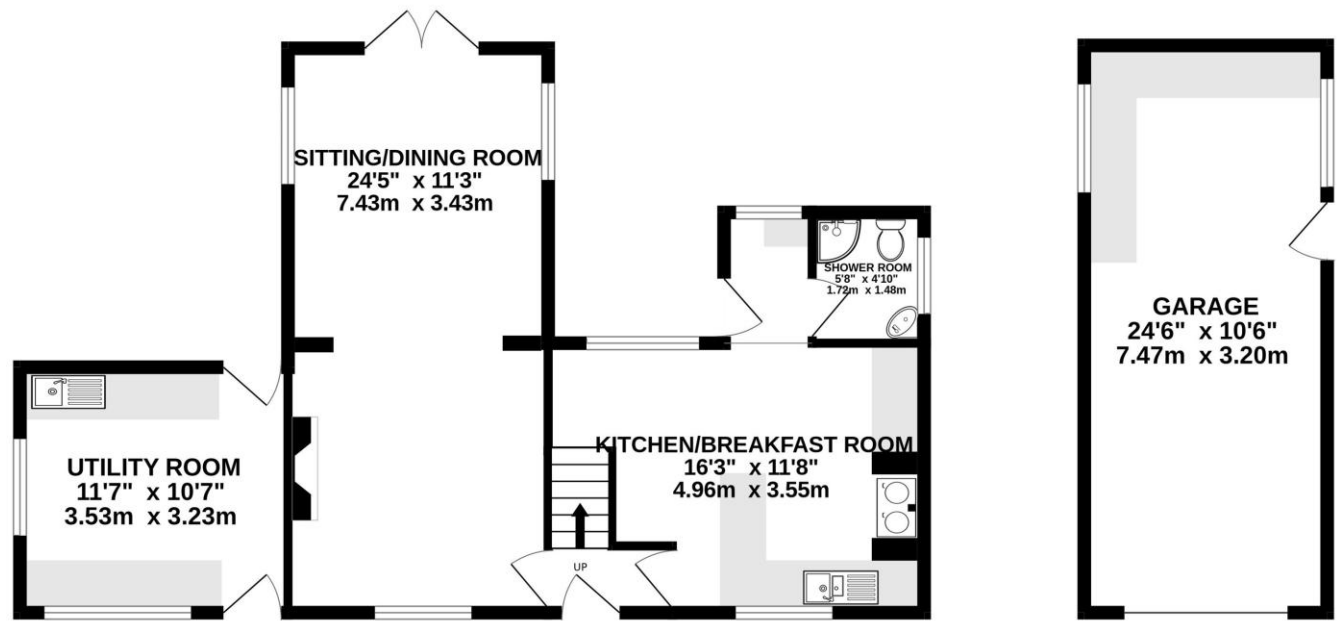
Services: Mains water and electricity. Oil-fired central heating

Local Authority: Rother District Council (01424) 787000 **Current council tax band:** D (£2548.28 pa) **Current EPC Rating:** N/A

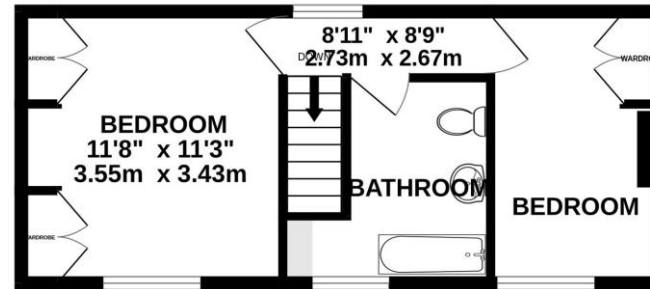
Property address: Forge Cottage, 1 Lynden Lane, Stonegate, East Sussex TN5 7EE

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



This plan is not drawn to scale and is for layout guidance only. Total floor area approximately 1,200 sq.ft (111.5 sq,m)

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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