

Uckfield 01825 703000
 Crowborough 01892 489000
 Heathfield 01435 511800

Peter Oliver



Station Road, Isfield, TN22 5XA

- ▼ Two-Bedroom Cottage With Countryside Views
- ▼ Cozy Snug & Spacious Lounge/Diner
- ▼ Well-Equipped Kitchen/Breakfast Room & Pantry
- ▼ Detached Garage & Outbuildings
- ▼ Peaceful Rural Location With Charming Features
- ▼ Planning Permission For A One Bedroom Annexe



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

£550,000



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A beautifully attractive two bedroom red brick character cottage, set on a generous plot and located in the wonderful village of Isfield. The cottage enjoys a peaceful rural setting adjoining neighbouring farmland and open countryside, offering a perfect retreat for those seeking tranquillity and countryside living. The property features a well-designed layout that combines traditional charm with practical living spaces. The welcoming entrance leads into a cozy snug, ideal for relaxing or entertaining guests. Nearby, there is a spacious lounge/diner providing ample space for social gatherings and family meals. The kitchen/breakfast room is conveniently located adjacent to the lounge, with a pantry offering extra storage. Upstairs, the first floor hosts two comfortable bedrooms, providing a cozy retreat for residents. A family bathroom completes the upper level, ensuring comfort and convenience. Externally, the property boasts a detached pitched roof garage, offering secure parking or additional storage. There are also several useful outbuildings, adding versatility to the property. The garden includes a charming garden room, perfect for outdoor relaxation or hobbies. There is also planning permission to demolish the garage and build a one bedroom self contained annexe, plans available upon request. Overall, this delightful cottage combines character features with practical amenities, set in a picturesque village location with beautiful countryside views. It presents an excellent opportunity for buyers seeking a peaceful rural lifestyle with ample space and charming features.

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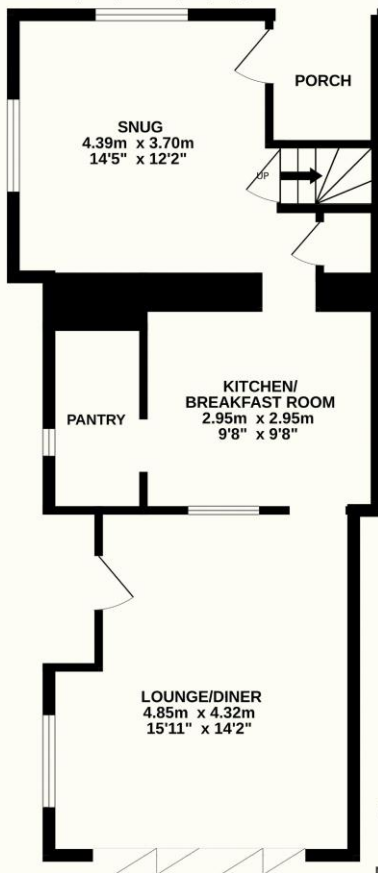
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The Property
Ombudsman

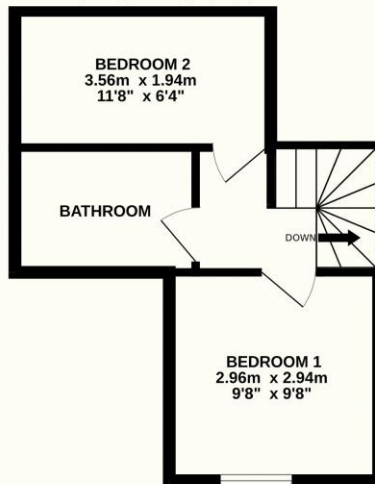
The Property
Ombudsman
LETTINGS



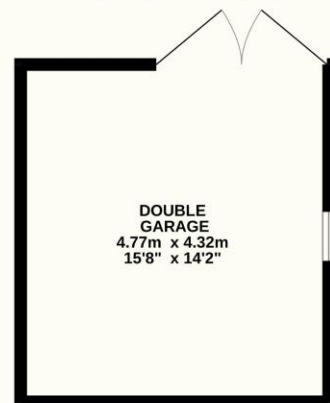
GROUND FLOOR
55.3 sq.m. (595 sq.ft.) approx.



1ST FLOOR
24.8 sq.m. (267 sq.ft.) approx.



LARGE GARAGE
20.7 sq.m. (223 sq.ft.) approx.



GARDEN ROOM
9.0 sq.m. (97 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1182 sq.ft.) approx.

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 for 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.

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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.