

Holly Cottage, New Cut, Westfield, East Sussex, TN35 4RH.
£525,000 - £550,000 Guide Price Freehold

£525,000 - £550,000 Guide Price. An attractive and beautifully presented four bedroom detached Georgian fronted cottage occupying a quiet country lane position of Westfield Village. The cottage has been completely rebuilt and renovated in recent years to now enjoy a bright and spacious living space, presented to the highest of standards, comprising a large entrance conservatory, stunning open plan/kitchen/living area with fitted wood burning stove, shaker style units with fitted AGA, ground floor shower room, and main sitting room with additional fireplace and wood burning stove. To the first floor are four principal bedrooms comprising two double and two single bedrooms with stunning elevated frontal views and stylish main family bathroom suite. Externally the property enjoys a private garden to the front elevations providing an elevated position with far reaching rural views, a bridged walk way with pump-fed koi pond leads to a gated frontage and large tarmac driveway complete with feature lighting and EV charge point. The property also has lapsed planning permissions for an additional adjacent detached dwelling planning ref RR/2019/1249/P. The highly regarded village of Westfield offers a local convenience store, butchers, surgery, pub serving food and well regarded primary school, short distance to the A21 and 5 miles from Battle mainline station.







Entrance Porch
8' x 8'5 (2.44m x 2.57m)
Part glazed external door leading into the entrance with windows to front and side elevations, pitched glazed roof, tumbled limestone flooring, internal light, oak front door opening to:

Open Plan Kitchen/Living Area
23'7 x 22'5 (7.19m x 6.83m)
Tumbled limestone flooring with underfloor heating, sash casement window to front, recessed downlight and further wall lighting on dimmer controls, seating area to front, fireplace housing cast iron wood burning stove over a polished slate hearth and oak bressummer, open access into the kitchen/dining space, French doors to the rear terrace, space for dining table and chairs, skylight window, external full height glazed door leading to the side elevations, internal door leading into the downstairs shower room. Variety of matching base and wall units with painted shaker style doors and pewter furniture which sit beneath oak block countertops, under mounted butler sink with tap, integrated Hotpoint dishwasher and wine cooler, Aga oven with metro wall tiling and feature lighting, alcove for American style fridge/freezer, display cabinets with under-lighters. Open tread oak staircase extending to first floor.

Downstairs Shower Room
6'5 x 4'2 (1.96m x 1.27m)
Internal oak door, tiled flooring, large shower cubicle, wash basin, wc, cupboard housing the Alpha gas boiler.

Sitting Room
10'2 x 11' (3.10m x 3.35m)
Tumbled limestone flooring with underfloor heating, sash casement window to front, fireplace housing a cast iron wood burning stove over a polished slate hearth, recessed downlights, high level unit housing a consumer unit.

First Floor

Landing
Oak laminate flooring, radiator, recessed downlights, extractor.

Main Bedroom
10' x 10'7 (3.05m x 3.23m)
Sash casement window to front with beautiful views, low level radiator, recessed downlights, alcove with hanging rail and shelving.

Bedroom Two
10'3 x 8'8 (3.12m x 2.64m)
Cast iron Victorian style fireplace with oak bressummer, double glazed sash casement window to front enjoying an elevated position and beautiful views towards the Ridge, low level radiator, alcove with hanging rail and shelving.

Bedroom Three
6'8 x 7'6 (2.03m x 2.29m)
Oak laminate flooring, double glazed window to side, radiator, access panel to loft, recessed downlights with dimmer switch.

Bedroom Four/Office
8'7 x 8' (2.62m x 2.44m)
Window to side, recessed downlights, radiator, dimmer controls.

Shower Room Suite
7'8 x 3'5 (2.34m x 1.04m)
Tumbled limestone flooring, double glazed window to the rear aspect, half height ceramic wall tiling, push flush wc, chrome heated towel radiator, vanity unit with cupboards and drawer below, decorative tile splashback, double shower enclosure with screen door, shower mixer with rinser and large rainfall head.

Outside

Front & Side Gardens
Tarmac driveway providing off road parking for several vehicles which is accessed via a timber five bar gated entrance, driveway is enclosed by chestnut post and rail fencing, sleeper retaining walls with feature lighting and EV charge point, power point, brick pillar entrance with brick steps, external lighting, low level gate which leads to a bridge walkway over a coy pond with pump fed waterfall system, central brick paved pathway through the main body of lawn which is to the front and side elevations, variety of specimen trees, wisteria, holly and specimen magnolia, far reaching views towards the Ridge, St Leonards and Hastings. The front garden is enclosed with low level fencing, mature hedgerow, elevated seating area with the rural vista, brick paved path leads to front entrance, log store, external tap.

Services
Mains drainage and full gas central heating system.

Agents Note
Council Tax Band -

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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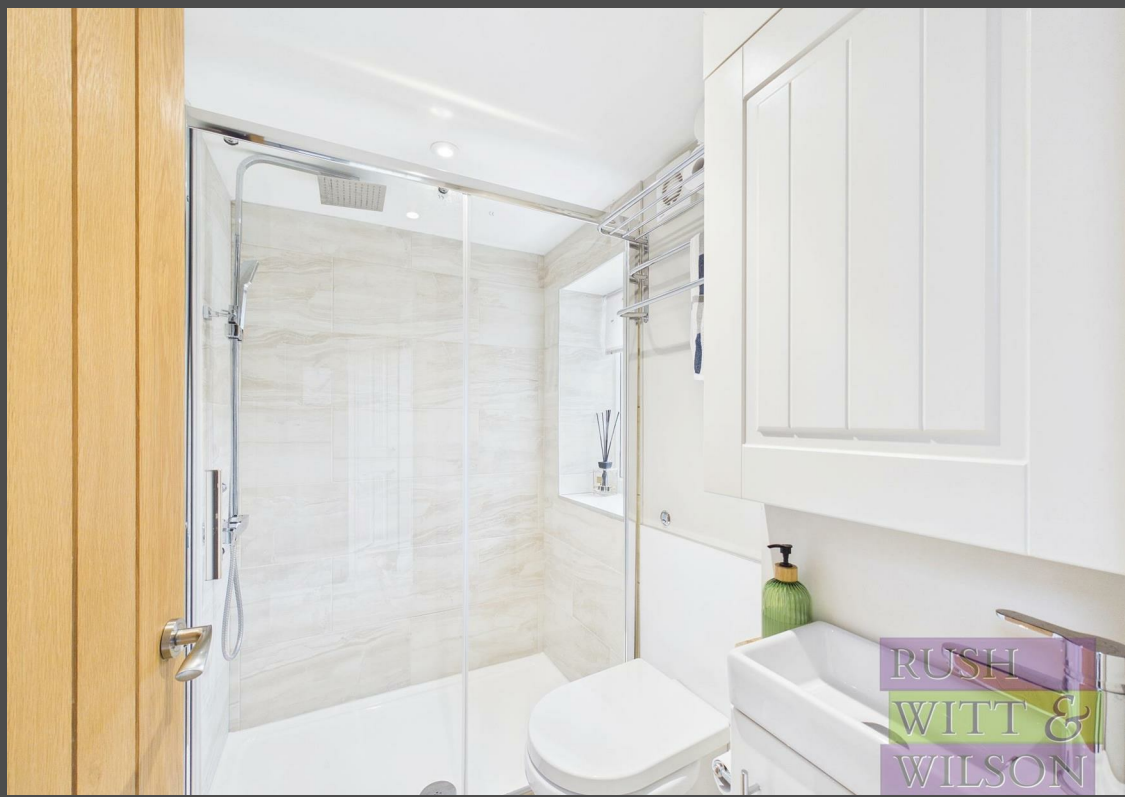
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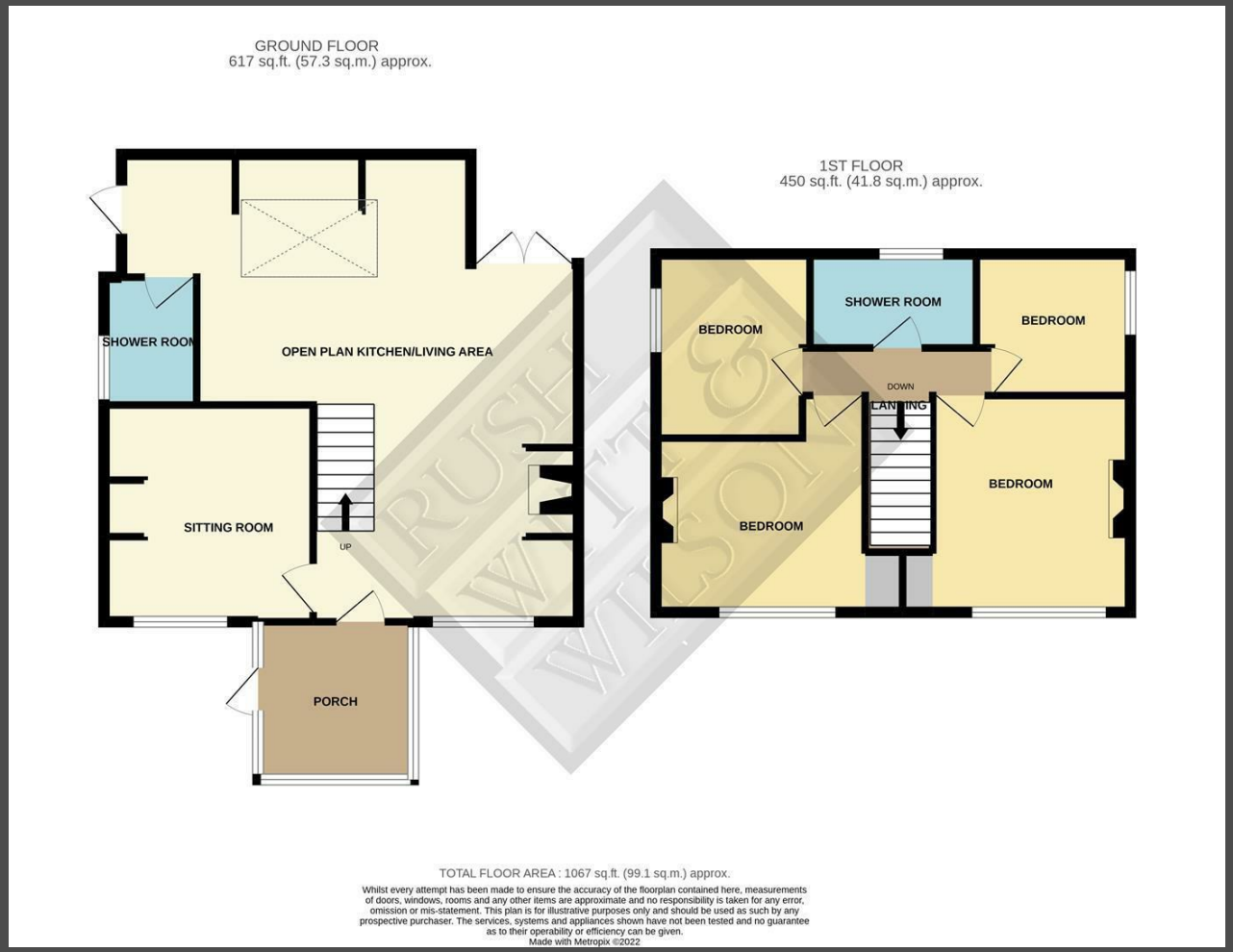

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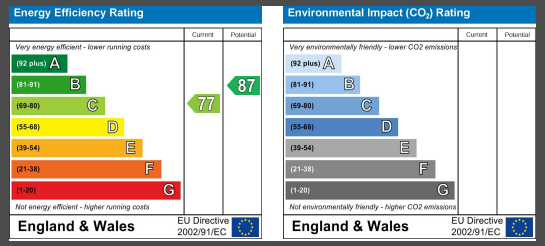

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