

3 Knowle Cottages, Bodiam, East Sussex, TN32 5UH.
£525,000 OIEO Freehold

An attractive three bedroom end of terrace Victorian Cottage located within the highly desirable Village of Bodiam enjoying beautiful views over neighbouring Vineyards. Formerly owned by the Guinness Estate, this delightful home has been since extended and enhanced in recent years to now provide a spacious family living space over two floors comprising a main entrance hallway, ground floor study or playroom, well-lit sitting room with open fireplace, open plan kitchen/dining room with French doors to gardens, useful utility/WC and conservatory to the rear. First floor accommodation enjoys a generous double aspect master bedroom enjoying elevated rural vista to the side and rear complimented with an en-suite shower room, further double bedroom with feature fireplace and pleasant front outlook, well appointed bathroom suite and optional third bedroom or study. Outside enjoys a private garden forming an area of lawn to the side elevations complete with greenhouse, a raised brick terrace to the side and rear also provides a pleasant seating area. Shared access to the rear leads to private gated drive providing comfortable parking complete with substantial outbuilding forming several store rooms/workshops or covered parking considered ideal for buyers seeking to store motorbikes, classic cars. The area offers a network of excellent walking routes, a nearby footpath offers direct access to the Village green, well regarded Castle Inn pub serving hot food, National Trust Bodiam castle with café and a short distance the Hub café. High street shopping is available at Hawkhurst just a short drive away and 5.2 miles from Robertsbridge mainline station. The property is also located with close proximity to the village primary school, pre-school nursey and Claremont senior school & sixth form.








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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

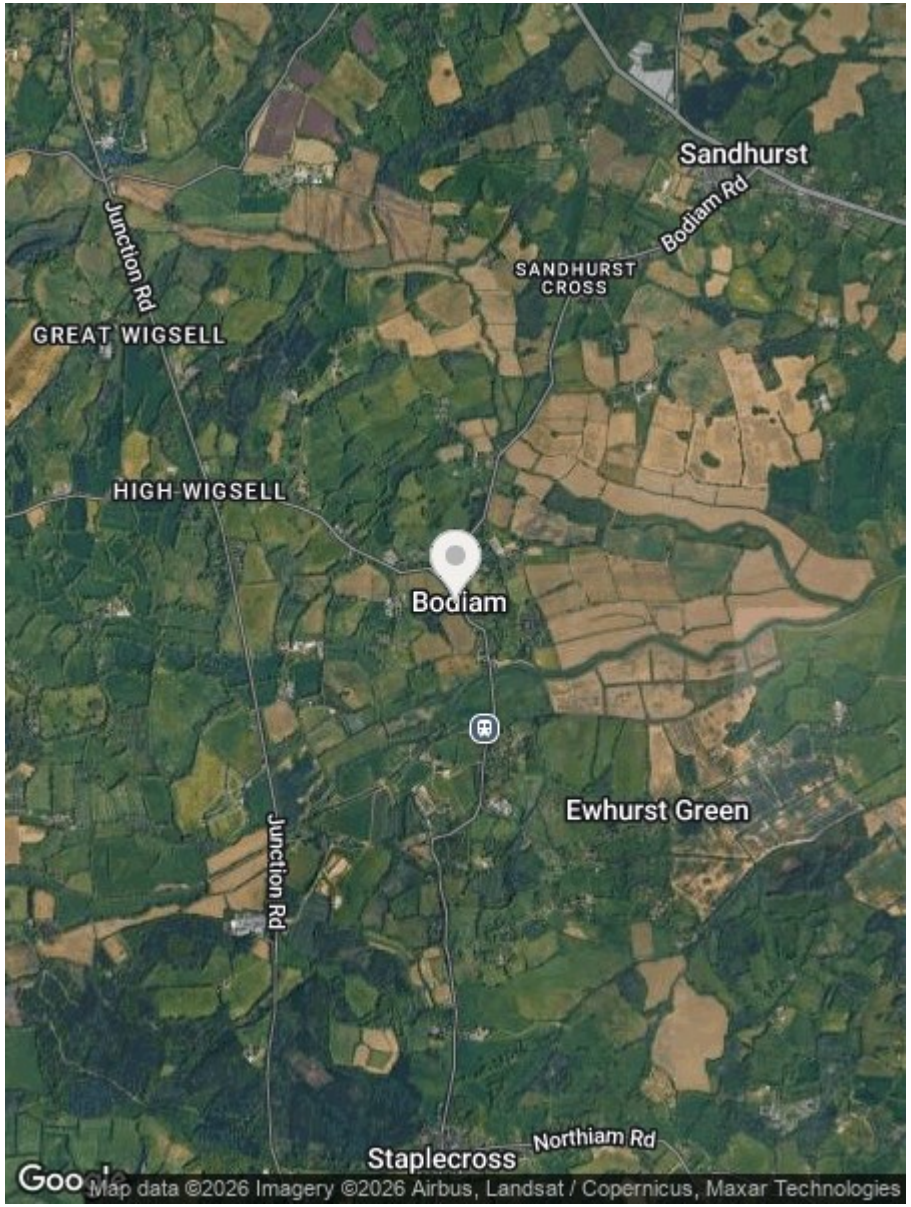
213.2 m²

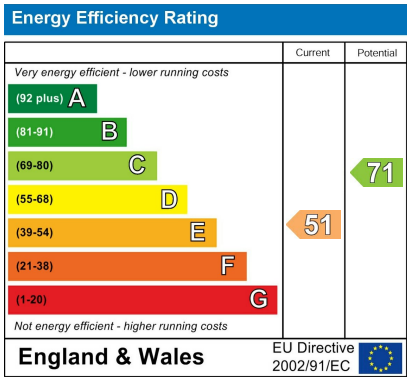
2294 ft²

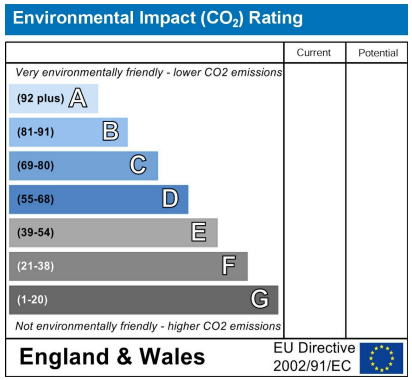
(1) Excluding balconies and terraces

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

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Council Tax Band - D

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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