



Briar Cottage Church Lane, Catsfield

£425,000 Freehold

Chain free! This double-aspect cottage offers generous, light-filled living spaces, a secluded garden with a sun-trap patio, and the convenience of a dedicated home office, all moments from the heart of the village.



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Briar's Cottage is a thoughtfully arranged home that blends period character with modern comfort. Entered via a useful porch with space for coats and boots, the property immediately feels both welcoming and functional.

At its heart is a generous double-aspect sitting room, filled with natural light and centred around two characterful fireplaces – a rustic brick hearth and a traditional wooden mantel – creating a warm and inviting space for both relaxing and entertaining. Wooden panelling to the ceilings adds further charm and continuity throughout.

The kitchen is designed with everyday living in mind, offering extensive worktop space, a classic butler's sink, gas range cooker, and ample storage. A glazed door opens directly onto the patio, allowing for easy indoor-outdoor living.

The ground floor also benefits from a dedicated home office (or fifth bedroom) ideal for remote working, a guest WC, and a useful integral garage providing additional storage or flexibility.

Upstairs, the principal bedroom is a double with built-in storage and a private en-suite shower room. Three further bedrooms – two doubles and a versatile single – are served by a spacious family bathroom.

Outside, the property enjoys a private lawned garden with side access, along with a secluded patio accessed from both the kitchen and sitting room – a perfect sun-trap for outdoor dining and relaxation. There is also an external outbuilding housing the boiler and off-road parking for two vehicles.

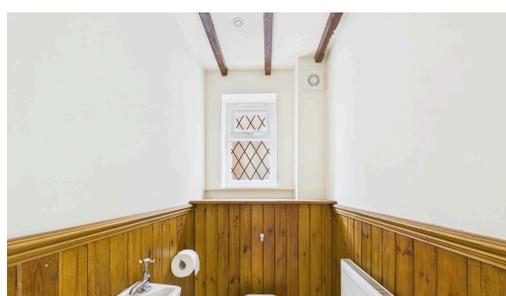
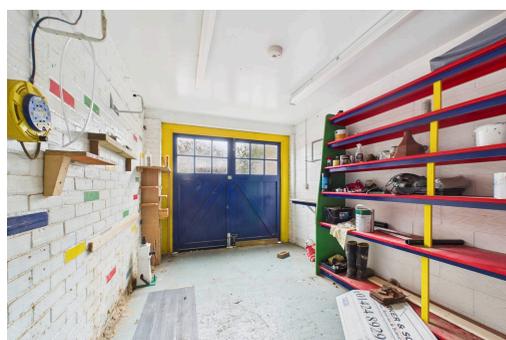
Oil central heating / Colour gas for the cooker



- Four-bedroom character cottage
- Generous double-aspect living room with two fireplaces
- Long, practical kitchen with a gas range cooker and butler's sink
- Dedicated ground-floor home office
- Principal bedroom with en-suite shower room
- Large family bathroom and downstairs WC
- Private garden with lawn and patio area
- Useful outbuilding and garage
- Off-road parking for two vehicles
- Double glazed with central heating throughout



Catsfield is a desirable rural village in East Sussex, just north of the historic town of Battle. Set within the High Weald Area of Outstanding Natural Beauty, it offers a peaceful countryside setting with local amenities including a school, pub and village hall. Nearby Battle and Bexhill provide a wider range of shops, services and rail links to London.





Floor 0

Approximate total area⁽¹⁾
1146 ft²
106.4 m²

(1) Excluding balconies and terraces

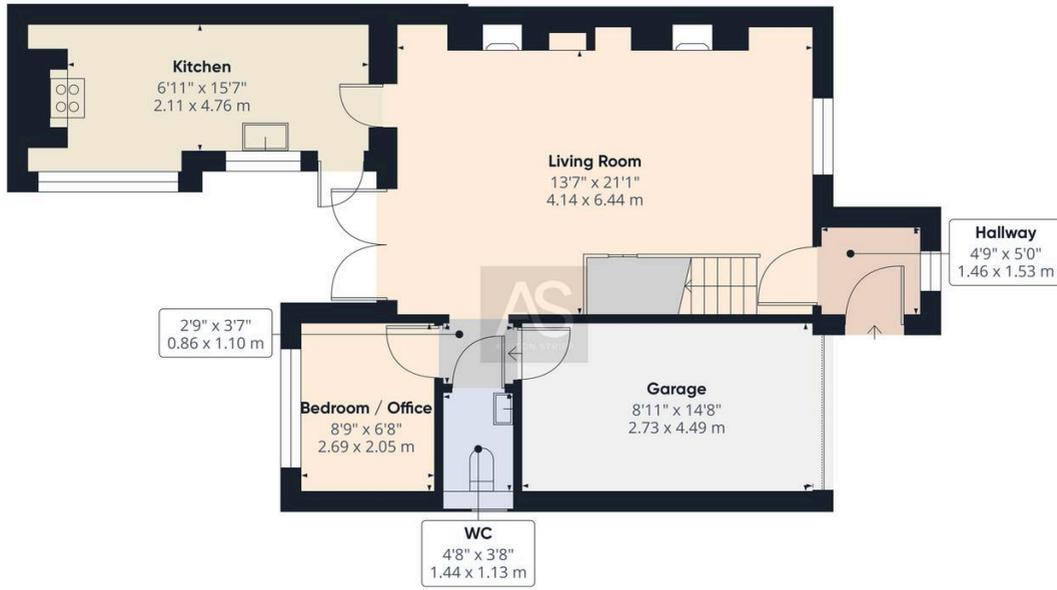
Reduced headroom
----- Below 5 R/1.5 m

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

GIRAFFE 360



Floor 1



Floor 0

Approximate total area⁽¹⁾
682 ft²
63.3 m²

(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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