



**Cobblers Cottage, Village Green, Piddinghoe, BN9 9AP**

Asking Price £749,950







# Cobblers Cottage, Village Green, Piddinghoe, BN9 9AP

## The Property

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The property offers open and versatile living accommodation with a selection of period features. Upstairs are three bedrooms and a bathroom with stunning views across the village green over surrounding countryside. Well stocked gardens to three sides of the property.

This Grade II listed property enjoys exposed beams throughout and has an Inglenook fireplace with Oak Bressumer beam above, housing a wood burning stove. There are striped floorboards throughout and central heating.

Entering through the canopied entrance porch is the sitting room with the stunning fireplace, this opens to the dining area with French doors leading into the rear garden. There is a snug with a feature 'William Morris' wall papered wall. The rear lobby leads to the side garden, a downstairs cloakroom and deep storage cupboard. The double aspect kitchen has ample modern units with a worksurface housing an inset electric hob, oven below, space for fridge and plumbing for a dishwasher.

On the first floor is a landing with exposed brickwork and hatch to loft. Bedroom 1 has a window to the front with views across the village green towards surrounding countryside, bedroom 2 has a window to the front and further loft hatch. Bedroom 3 has a Mezzanine with a built-in double bed with steps up to it and under bed storage area. This room has a high ceiling with exposed beams into the roof void. The bathroom with cast iron bath, pedestal wash hand basin, low level w/c, separate shower cubicle and view over the rear gardens.

Outside the garden extends around three sides, to the front there is a wooden gate with gravel pathway, various paved areas for seating and a mature Walnut Tree, large log store and raised flower borders. To the side is a further area of garden with a potting shed housing a Grant oil fired boiler and plumbing for washing machine. A wrought iron gate leads to the rear private garden which is attractively arranged with paving and raised beds. The rear garden has a south easterly aspect and the whole front and rear garden is bordered by a flint wall and willow fencing.

Cobblers Cottage is located on the village green in the centre of the riverside village of Piddinghoe with its pretty village church and lovely riverside walks. Lewes is less than 6 miles away for more comprehensive amenities and mainline train station.











## Cobblers Cottage, Village Green, Piddinghoe, BN9 9AP

Enchanting Grade II listed 3 Bedroom Cottage  
Located in the Centre of a Picturesque Village.

### The Location

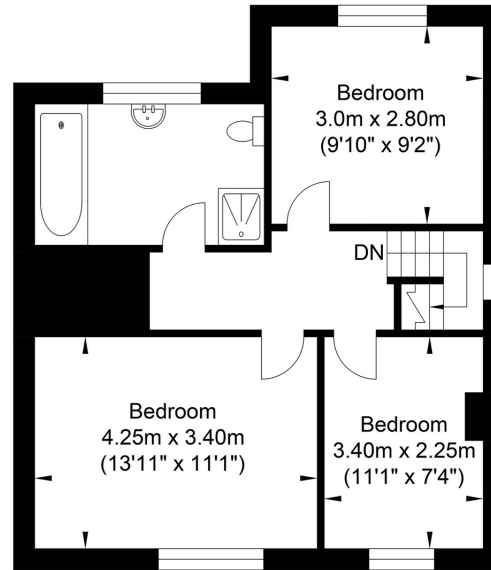
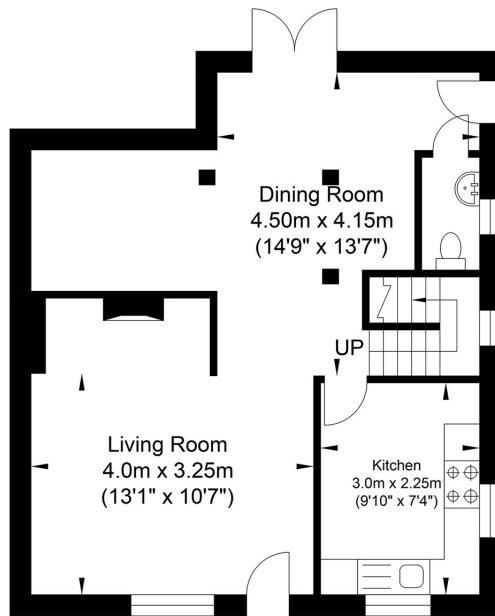
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.





# Cobblers Cottage



Ground Floor  
Approximate Floor Area  
474.58 sq ft  
(44.09 sq m)

First Floor  
Approximate Floor Area  
466.07 sq ft  
(43.30 sq m)

Approximate Gross Internal Area = 87.39 sq m / 940.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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We also have offices in:  
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Agents Notes

Tenure - Freehold  
Council Tax Band - E



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