



## Nevills Cottage

House - Gross Internal Area : 115.3 sq.m (1241 sq.ft.)



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## Nevills Cottage, Town Row Green

Rotherfield, East Sussex TN6 3QU

**SUMNER PRIDHAM**

An idyllic 'picture postcard' 2/3 bedroom detached cottage, Listed Grade II, benefiting from a large garden and enjoying a tranquil yet not isolated location.

Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Study/Bedroom 3, 2 Further Bedrooms, Bathroom, Shower Room, Oil Fired Central Heating, Garden, Off Road Parking.

**Price £795,000**

**Freehold**



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## Property Description

- ◆ A Grade II Listed thatched cottage set in a large garden (approximately ¾ of an acre).
- ◆ Enjoying a peaceful setting away from main roads yet accessible to the Cuckoo Line store 0.7 miles and to Rotherfield High Street 1.4 miles.
- ◆ Origins dating back to 1780 with later additions.
- ◆ A wealth of exposed, substantial wall and ceiling timbers plus an inglenook fireplace in the sitting room.
- ◆ Entrance porches to both the front and rear of the property leading to an inner hall featuring a turned staircase.
- ◆ Surprisingly spacious yet cozy sitting room features exposed timbers and a substantial inglenook fireplace. The room also enjoys a triple aspect outlook.
- ◆ Spacious kitchen/dining room fitted with a comprehensive range of oak painted cabinets underneath marble worktops and include integrated dishwasher, oven, hob and fridge. Window to front and door giving access out to the garden.
- ◆ Utility room with plumbing for washing machine, oil fired boiler providing central heating and domestic hot water and airing cupboard housing hot water tank with slatted shelves.
- ◆ Study/Bedroom 3 with quarry tiled flooring and window to front.



- ◆ Ground floor bathroom comprising pedestal washbasin, panelled bath with separate Aqualisa shower above, low level WC and window to rear
- ◆ Staircase leads to the first floor landing with window to side.
- ◆ Bedroom 1 has a semi vaulted ceiling with beautiful timbers, fitted wardrobe and matching dressing table.
- ◆ Bedroom 2 with window to side, also semi vaulted. Both rooms have delightful old latched doors.
- ◆ Shower room comprising washbasin with cupboards beneath, WC with concealed cistern, tiled floor and walls, separate shower cubicle with Mira Sport shower.

## Outside

- ◆ Nevills Cottage is partially hidden from the lane by a tall mature hedge. Picket fence leads to the front door and a long drive provides multiple off road parking.
- ◆ The well-established garden we understand is approximately ¾ acre in size, with well stocked flower borders immediately adjacent to the property, leading out to a large area of lawn.
- ◆ Features include a stunning copper beech tree and within the garden there are various seating areas.
- ◆ Outbuildings include a garden shed and attached to the back of the property is a freezer room with electricity connected.

## Practicalities

Mains electricity and water. Private drainage (not tested). Oil fired central heating.  
A new thatched roof ridge and repairs to the thatch roof were undertaken in 2023.

## Viewing

Strictly by appointment through sole agents Sumner Pridham  
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