



Chesil Cottage,
Brede Hill, Brede, East Sussex TN31 6HH

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Guide Price £685,000

This recently modernised, very stylish 3 bedroom bungalow with further potential has exceptional gardens with the added benefit of direct access to the stunning countryside that borders it. Boasting truly spectacular far reaching views that quite simply take your breath away.

It is not hard to comprehend why the owners were attracted to this very special location. Not only are the grounds and views simply mesmerising, but this wonderful home offers the chance to live a more private, peaceful life and yet still be within easy reach of good shopping, leisure, educational and transport facilities. The village of Brede is only a short distance and the historic towns of Rye and Battle and the coastal town of Hastings are all within an 8 mile radius.

The house itself, thought to have been built in the 1950's and then later extended, has a very cool on-trend mid-century feel and whilst the current vendors have done much to modernise and update this very individual home, they have also retained many of the features that make this property so special. Although someone could move in straight away, there is also further potential to open up and reconfigure the kitchen / dining room / snug at the rear if desired or even extend into the roof space or further back, subject of course to the necessary permissions.

But it is the outside space where adults, children and pets alike will want to spend as much time as possible, enjoying the extensive gardens, pottering in the greenhouse or simply sitting and relaxing on the large sundeck or in the bespoke tree and summer houses, relishing the spectacular views towards the East Sussex coast.

This property also benefits from a driveway where there is parking for up to 7 cars if needed and a single garage. Viewing is highly recommended to appreciate everything this unique property has to offer.

- 3 bedroom modernised bungalow with further potential
- Stylishly renovated with on-trend mid-century features
- Elevated position with stunning far reaching country views
- Standing in a large plot with beautiful mature gardens
- Bespoke treehouse, summerhouse, greenhouse & log store
- Driveway providing plentiful parking / Detached single garage
- Tucked away rural location close to good local amenities
- Towns of Rye, Battle & Hastings all within an 8 mile radius
- Wide choice of good local schools in state & private sectors
- Area of Outstanding Natural Beauty / Coast close by

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SITUATION "Chesil Cottage" is on the edge of the pretty East Sussex village of Brede with the historic towns of Rye and Battle about 8 miles distant in opposite directions offering a wide range of shopping, including interesting independent shops, health and leisure facilities. The property, which comes within the High Weald Area of Outstanding Natural Beauty, has wonderful views over the Brede valley to the front and beautiful countryside walks and trails on the doorstep. For country pubs, The Red Lion in Brede and Queens Head at Icklesham are both walkable as is Rye itself, which can be achieved cross-country without even hitting a road!

There are good schools in both the state and public sectors for all ages including St Ronan's and Marlborough House in Hawkhurst, Battle Abbey and Vinehall at Robertsbridge. For rail travel to London, the nearest mainline stations are at Battle and Robertsbridge (roughly 15 minutes by car), and for those who love the sea, the beautiful East Sussex coast is only a short drive away.

INTRODUCTION This most stylish bungalow benefits from well-proportioned reception rooms where large amounts of glazing, including a glass screened balcony to the sitting room at the front, bring in huge amounts of light and maximise the views of the glorious countryside and gardens beyond.

As such, sunny days are wonderful here, with the sliding patio doors front and back thrown open to make the most of the idyllic surroundings. Cold winter days are equally as magical, cosied up in front of the two wood burners that have been recently installed in the sitting room and snug cum dining room.

As it stands, this lovely home would suit any number of different buyers and is ready for someone to move in and start enjoying living there straight away. But for those who like a project, there is definitely scope to either open up the kitchen into the dining room / snug, extend into the roof space or further back, subject of course to the necessary permissions.

There is also a good size main bedroom with built-in storage and unrivalled views of the valley beyond, a second bedroom with walk-in wardrobe that has the space and plumbing in place for an en-suite if desired, a third bedroom with extensive built-in storage, currently a study, and a wet room style shower room and additional WC.

OUTSIDE As you approach this property along a private no-through lane, you can't help but be captivated by the stunning uninterrupted far-reaching views across the Brede Valley where oast houses nestle amongst the glorious countryside.

A driveway at the front of the house provides extensive parking and there is a useful detached garage to one side of the house and to the other, a lawned garden area where a five-bar gate gives access to the beautiful, very private gardens at the rear. Comprising a mix of different areas to explore, the garden provides a haven for humans and wild life. A large terrace at the back of the house is perfect for lazy days in the sun, and there is even an Alaskan hot tub! At one end of the terrace is a large brick and timber greenhouse, perfect for pottering, underneath is an in ground 8,000 litre rainwater storage tank for irrigation.

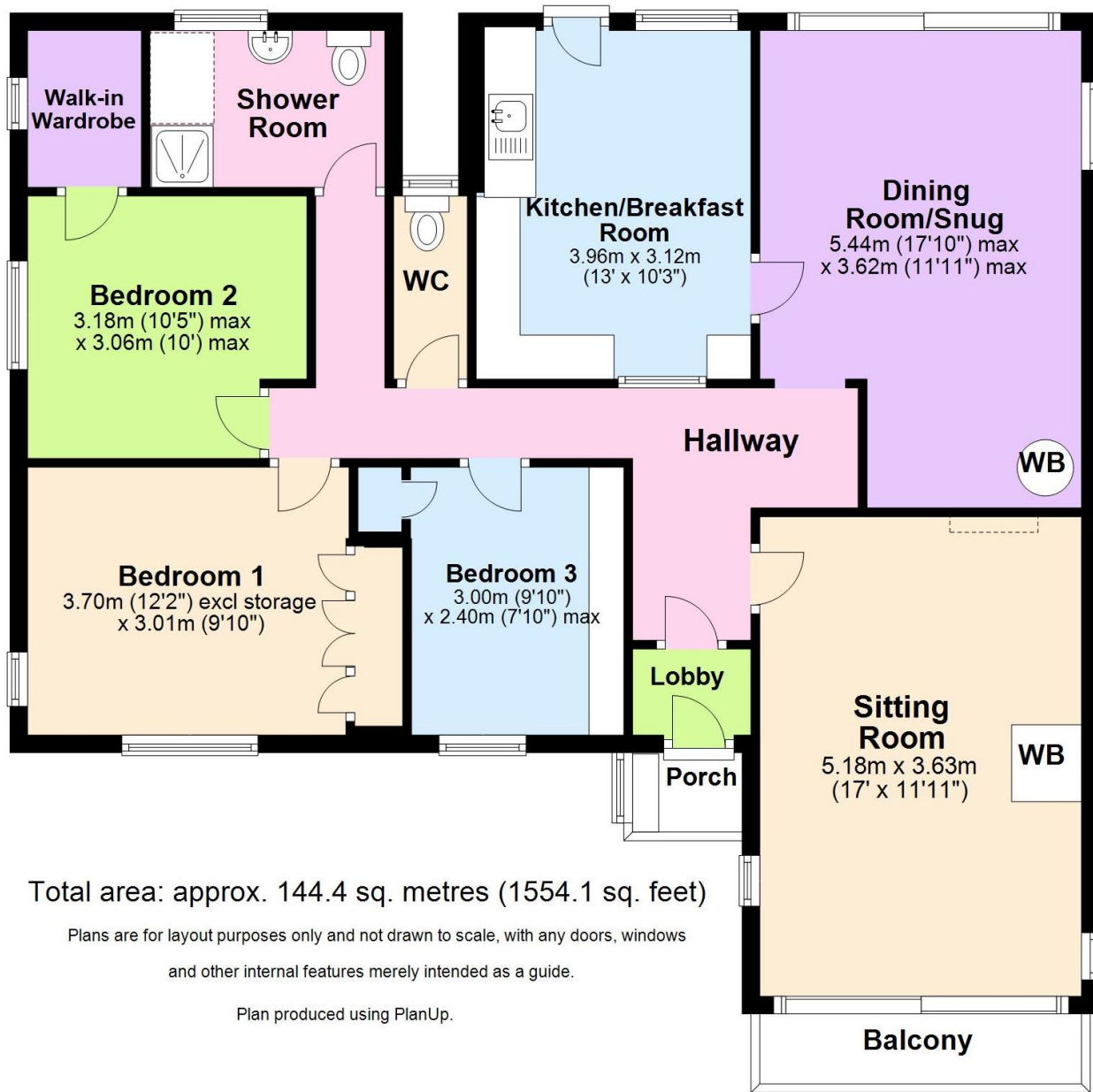
This property also boasts a bespoke oak weatherboard clad tree house which would be ideal for children, as a writer's retreat, studio, hobby room or den. A large, raised deck gives fabulous views and at night and you can even see the beam from the lighthouse at Dungeness. Further up the garden is a fully cedar wood constructed bespoke summerhouse which provides a tranquil place to sit and watch the lambs, sheep and occasional deer grazing in the field next door. There is also a working chicken coup, log shed and recently planted heritage orchard.

SERVICES Mains: water and electricity. Sunken calor gas tank in front garden serves a Combi storage boiler. Private drainage. EPC Rating: D. Local Authority: Rother District Council. Council Tax Band: E. Location Finder : what3words: strange.acquaint.crystal. High speed fibre optic connected to the house.



Floor Plan

Approx. 104.0 sq. metres (1119.5 sq. feet)



Total area: approx. 144.4 sq. metres (1554.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

