



AS

2 Elm Cottages, Bodiam
£525,000

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Bodiam, Robertsbridge

Council Tax band: E

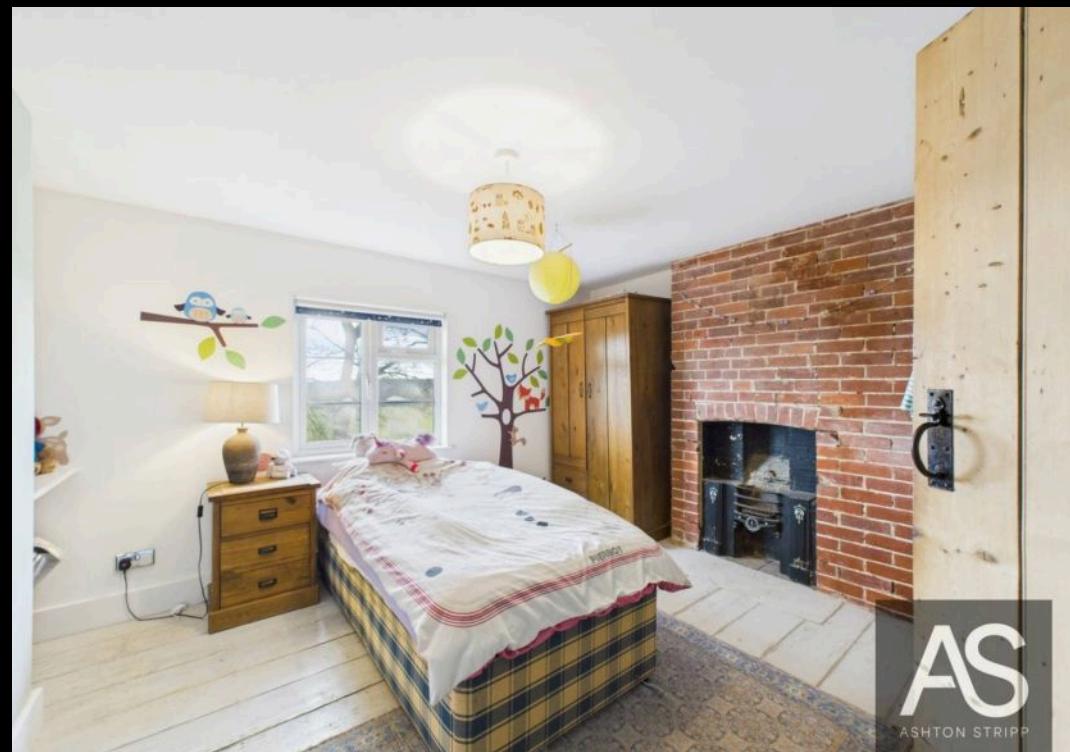
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming 3-4 bedroom family home
- Located in an Area of Outstanding Natural Beauty (AONB)
- Spacious open-plan living area with triple aspect double-glazed windows
- Master bedroom with private balcony and stunning views
- Feature fireplace and walk-in cupboard in the second bedroom
- Flexible second-floor office space, ideal for a dressing room or guest room
- Gardens with block-paved patio, decked area, and lawn
- Woodland walks easily accessed via track next to the property
- Close to a National Trust castle and picturesque surroundings
- Short drive to mainline railway links to London, local amenities, and schools







This charming three-story, 3-4 bedroom family home offers a blend of character and practicality. The front door opens directly into a spacious dining and living area, featuring wooden floors and leading into the kitchen, which then flows through to the sitting room where a log burner is situated, creating a warm and inviting atmosphere. The layout is semi-open plan, enhancing the sense of space and connectivity between rooms. The kitchen is designed in a charming country style, featuring blue units with wooden worktops, a tiled floor, a butler sink with a pull-out mixer tap, and ample room for a dishwasher and an American-style fridge freezer. Cooking is made easy with space for a range cooker, with the current range cooker featuring an electric oven and a gas hob that runs off Calor gas. This space is both functional and welcoming, perfect for preparing meals and entertaining.

To the rear of the property, there is a porch with red tiles, offering a practical space for coats and boots before stepping inside.

On the first floor, you'll find the master bedroom, a great size, with stunning views from the window and its own private balcony, offering amazing views –perfect for relaxing and enjoying the scenery. The master en-suite features wooden floors, with a tiled step leading into the walk-in shower, and includes a basin and a toilet. The second bedroom, also located on the first floor, boasts a feature fireplace and a walk-in cupboard. Inside this cupboard is space for a washing machine and tumble dryer, along with a hand basin and a towel rail. Also on this floor is a well-appointed bathroom, complete with a roll-top bath, a separate shower, a wooden vanity unit with a basin, and a heated towel rail. A practical airing cupboard provides extra storage. The wooden floors throughout maintain the character and warmth of the home.



The second floor is accessed via wooden stairs, leading to a flexible space currently used as an office, but which could easily be transformed into a dressing room, teenage snug, or guest bedroom. Through a door, you'll find the third bedroom, which has a window to the side aspect, ceiling lighting, exposed floorboards, and eaves storage cupboards. This room offers a cozy, functional space with plenty of character and storage options. Moving outside, the front garden features a concrete, wooden-gated driveway. The front garden also has a raised bed, ideal for gardening enthusiasts. The front and rear gardens are separated by a fence. At the back of the house, the outdoor space includes a block-paved patio leading to a decked area, next to a neighboring pond. Beyond this is a spacious lawn area, providing an ideal place to relax and enjoy the outdoors. Two sheds with power and lighting are situated at the back of the block-paved patio. Additionally, there is a power point and an outside tap in the back garden for added convenience.

The home benefits from oil central heating, with an oil boiler tank conveniently located in the garden shed. The property has shared drainage with the neighbor's cesspit, which is located in their garden.

Woodland walks are easily accessed via a track next to the property, providing a peaceful and scenic retreat. The home is situated near a National Trust castle and East Sussex Railway and is a short drive from the mainline train links to London. Additionally, it is close to local amenities, as well as both state and private schools, making it the perfect blend of countryside tranquility and convenient access to modern facilities.



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Approximate total area⁽¹⁾

1373.46 ft²
127.6 m²

Reduced headroom
65.29 ft²
6.07 m²

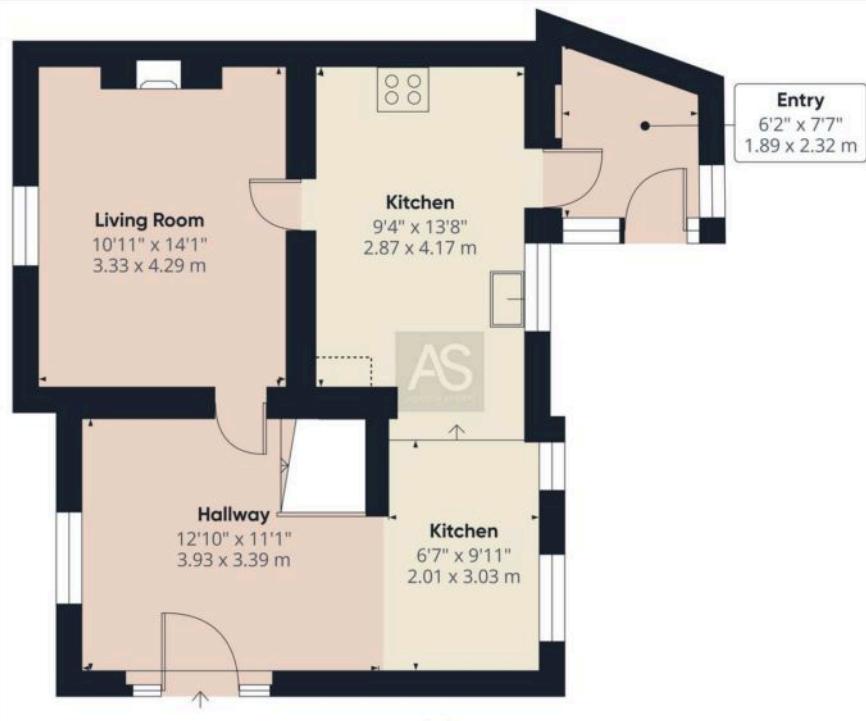
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

547.02 ft²
50.82 m²

Reduced headroom
2.97 ft²
0.28 m²

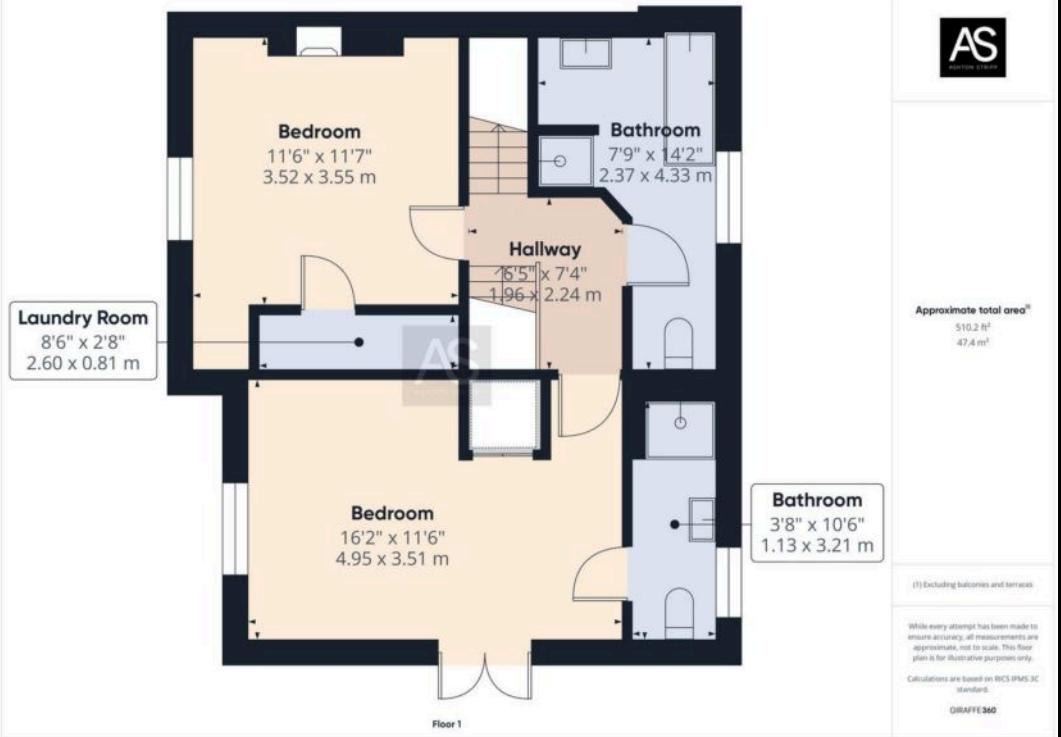
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

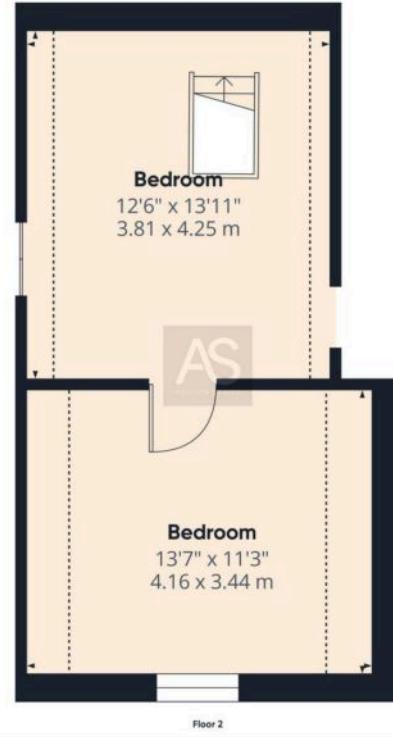
510.2 ft²
47.4 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

316.24 ft²
29.38 m²

Reduced headroom
62.32 ft²
5.79 m²

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