



Offered with No Chain - An immaculately presented, energy efficient, semi-detached house with far-reaching views over the Rother Valley, comprising three bedrooms, a bathroom, a spacious open plan kitchen/living room and downstairs WC, accompanied by a fence enclosed rear garden and off-road parking for up to two vehicles, in the heart of Stonegate village. EPC: C.

**Guide Price: £395,000 Freehold**



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# 2 Forgeyard Cottages

## Cottenden Road, Stonegate, TN5 7EB

Guide Price: £395,000 Freehold

This beautiful and well-kept semi-detached home is set in the centre of the charming village of Stonegate, offering a perfect balance of comfort, modern features, and family-friendly living. Built in 2014, with an EPC rating of C, a bright open-plan living space, private garden and off-road parking, it's an ideal choice for anyone looking for a move-in-ready home in a convenient and welcoming location.

The ground floor offers an inviting, open-plan layout, ideal for family living and/or entertaining. The kitchen is modern and fully fitted with integrated appliances including a fridge freezer, oven, hob with extractor, dishwasher, and washing machine. The living space is large enough to accommodate sitting and dining areas, with an open fireplace. Furthermore there is a large understairs storage cupboard, and a downstairs W.C.

Upstairs, there are three bedrooms including two doubles and one single, offering space for a growing family, guests, or working from home. The generous main bedroom benefits from built-in wardrobes and a stunning view over adjoining fields and the Rother Valley beyond. The family bathroom is a great size including a bath with shower mounted over.

The property has double glazing throughout and some of the windows feature Venetian shutters. The property is heated via an air source heating system, helping to keep energy costs down.

To the rear of the house is a fence enclosed garden with paved patio and lawn. The garden has side gated access.

### Location

The property is set in the centre of Stonegate, within walking distance of the village hall, playground, school and Church. It is a small but friendly, rural village located between Ticehurst and Wadhurst (about 2 miles equidistant).

There is a railway station about 1 mile from the property with services to London Charing Cross/ Cannon Street (London Bridge in just under 1 hr).

Both Wadhurst and Ticehurst offer a selection of local amenities, including shops, cafes, pubs, post office services, pharmacies, hairdressers etc.

Stonegate Primary School has a "Good" Ofsted rating and there are also primary school options in the surrounding villages, as well as Uplands

secondary Academy and Sacred Heart Catholic Independent School in Wadhurst.

There are also several clubs and societies to get involved with nearby, including Yoga and Dance classes in the village hall, and a sports centre and sports clubs in Wadhurst. Bedgebury Forest, Dale Hill golf club and Bewl Water Reservoir are all nearby, offering recreational outdoor pursuits.

The area is designated as one of Outstanding Natural Beauty and there are many beautiful walks to enjoy on the numerous footpaths and bridleways that criss-cross the area, including one almost directly opposite the house.

The A21 at Flimwell is just 5 miles away, providing direct access to the M25 and London to the North and Hastings/the South Coast to the South.

### Material Information:

Rother District Council. Tax Band D (rates are not expected to rise upon completion).

Air source heat pump. Mains electricity, water and sewerage.

The property is believed to be of cavity brick and block construction with insulation and a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB and an Article 4 area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: according to Ofcom, standard broadband is available to the property.

Mobile Coverage: There is limited mobile coverage, best from 02.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



