



The Manor Cottage

Old Road, Magham Down, East Sussex, BN27 1PS

Batcheller
Monkhouse

THE MANOR COTTAGE

An attractive detached cottage set down its own driveway with wonderful unspoilt views and 0.3 of an acre garden

- Hall
- Sitting Room
- Dining Room/Bedroom 3
- Kitchen/Breakfast Room
- Utility Area/Rear Hall
- WC
- 2 Bedrooms
- Bathroom
- Garage (in need of repair)
- Gardens of about 0.3 of an acre

AMENITIES

The Manor Cottage is set back from a little used country lane and screened by high hedges in a semi-rural but not isolated location, yet only half a mile to the north of the A271, thus providing good road communications.

The popular village of Herstmonceux is about 1.4 miles and has a number of local shops, a post office, farm shop, public houses, restaurants, a village hall and a church. The town of Hailsham, with its broad range of amenities including a Waitrose supermarket, is some 2 miles and the coast at Eastbourne is about 12 miles.

Battle mainline station (London Bridge/Charing Cross) is some 11 miles and Polegate and Berwick stations (London Victoria) are about 5.7 and 7.2 miles.

State/private schools within reach include Herstmonceux Primary School; Hailsham Community College; Battle Abbey at Battle; Bede's at Upper Dicker; St Andrew's, Moira House and Eastbourne College at Eastbourne.

DESCRIPTION

The Manor Cottage is an attractive detached cottage with brick elevations beneath a pitched tiled roof, with sealed unit double glazed leaded light windows, and the accommodation is arranged as follows.

A front door with pediment and fan-light above leads into the entrance hall from where a door leads into the sitting room. This is a bright, triple aspect room with wonderful unspoilt views over farmland to the rear, with open brick fireplace and quarry-tiled window sills. Also accessed from the hall is the dining room/bedroom 3, which is double aspect with views over the gardens and countryside beyond.

The kitchen/breakfast room has a stainless steel sink unit with drainer to side inset into work surfaces with cupboards and drawers beneath; plumbing for dishwasher; space for fridge/freezer; Hotpoint halogen hob with cooker beneath and extractor hood above; space for oil-fired boiler; and a range of eye-level units. Built-in cupboard houses the hot water cylinder and immersion heater. The breakfast area has windows to the rear with glorious views.

A door leads to the rear hall where there is a utility cupboard with plumbing and space for a washing machine and tumble dryer; door to outside and separate door to WC.





An easy-rise staircase leads to the first floor. Bedroom 1 is double aspect with fitted wardrobe cupboards along the length of one wall. Bedroom 2 is another double aspect room with fitted wardrobe cupboards and an eaves storage cupboard, views over the gardens and surrounding countryside. The family bathroom has a panel-enclosed bath with overhead Mira shower. WC, pedestal wash basin, heated towel rail, wonderful views to the rear.

OUTSIDE

Manor Cottage has its own private driveway approached from the lane which swings round to a parking area and a timber garage (in need of repair). The gardens are principally laid to lawn and enclosed by mature hedgerow, close-boarded fencing and stock fencing.

There are many Spring bulbs, a cherry tree, apple trees, and flower borders either side of the front door stocked with climbing roses, kniphofia, rosemary etc. The pathway leads round to the rear of the house where there is a raised terrace giving views over unspoilt countryside without another house in sight. The gardens extend to about 0.3 of an acre.

DIRECTIONS

From the mini roundabout in the centre of Herstmonceux proceed in a westerly direction on the A271 towards Hailsham, passing "The Truggery" on the left. After a further 0.4 miles, take the next right into Old Road. Continue along this lane for 0.4 of a mile and the entrance drive to The Manor Cottage will be found on the right.

Additional Information:

Local Authority: Wealden District Council. Tel: 01892 602010
www.wealden.gov.uk

Services: Mains electricity and water (not checked or tested)
No mains gas or connection to mains drainage

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX232480



REGION £450,000

VIEWINGS

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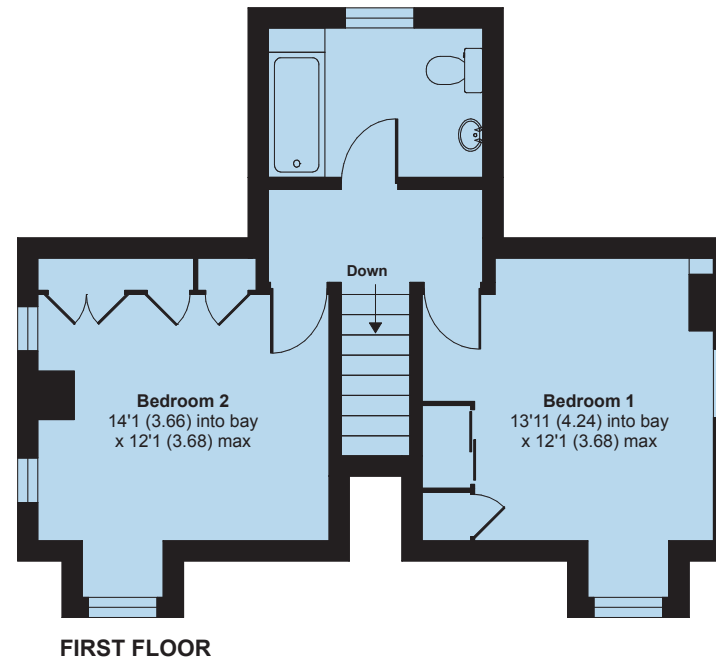
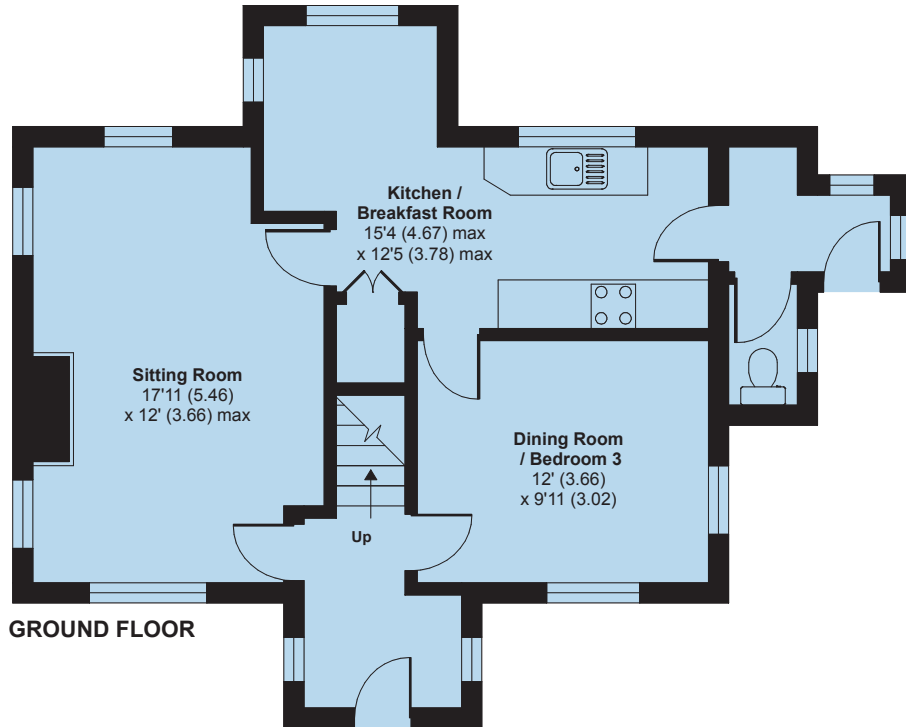
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APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT 94.9 SQ METRES



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	50	61
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTE:

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