

DIXON·VINCE

Tudor Cottage Batts Bridge Road Maresfield East Sussex TN22 2HJ



**A GRADE II LISTED PERIOD COTTAGE OF MUCH CHARM AND CHARACTER
SITUATED IN THE HEART OF THIS POPULAR VILLAGE.**

**ENTRANCE HALL, SITTING ROOM, INNER HALL, DINING ROOM, KITCHEN, 3
BEDROOMS, BATHROOM, GARDENS, 2 GARAGES.**

£369,000

87 High Street, Uckfield, East Sussex TN22 1RJ

Tel: 01825 765559

Email: sales@dixonvince.com

www.dixonvince.com

team

Tudor Cottage, Maresfield

SITUATION: Tudor Cottage is situated in the centre of Maresfield within a short walk of the village stores, inn, church and primary school. The nearest main town is Uckfield with comprehensive shopping facilities, cinema, leisure centre/swimming pool complex, restaurants and railway station with services to London Bridge and East Croydon. The Ashdown Forest is within a couple of miles and there are a number of golf courses in the area.

TO BE SOLD: A Grade II listed end of terrace cottage full of charm and character and situated in the centre of the village. An inspection is recommended and the accommodation is arranged as follows:

ENTRANCE HALL: with fine old timber front door, windows to the side and rear, door with stained glass to:

SITTING ROOM: with leaded light bay window to the front with fitted window seat, exposed beams to ceiling, sandstone fireplace with log store to one side and hearth with copper canopy over, wall light points, steps up to:

INNER HALL AREA: with staircase to the first floor, tiled floor and opening to:

DINING ROOM: with beamed ceiling, exposed sandstone wall, leaded light window to the rear.

KITCHEN: with range of pine fronted cupboard and drawer units with work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap, range of matching wall cupboards, space and plumbing for washing machine and dishwasher, gas fired Rayburn (in need of repair or replacement), tiled floor, part tiled walls, stable door to the garden, beamed ceiling and windows to the rear and side, exposed sandstone wall.

GALLERIED LANDING: with hatch to loft space, steps down to:

BEDROOM 1: with beamed walls and ceiling, window to the front.

BATHROOM: with panelled bath, low flush w.c., wash hand basin with cupboard under, exposed floorboards, beamed walls and ceiling, airing cupboard with plastic lagged copper hot water cylinder, stained glass window.

BEDROOM 2: overlooking the rear garden.

BEDROOM 3: with windows to the rear and side.

OUTSIDE: To the front of the cottage is a low picket fence with gate leading to the pathway and front door, raised gravel bed. Gated side access to the rear garden

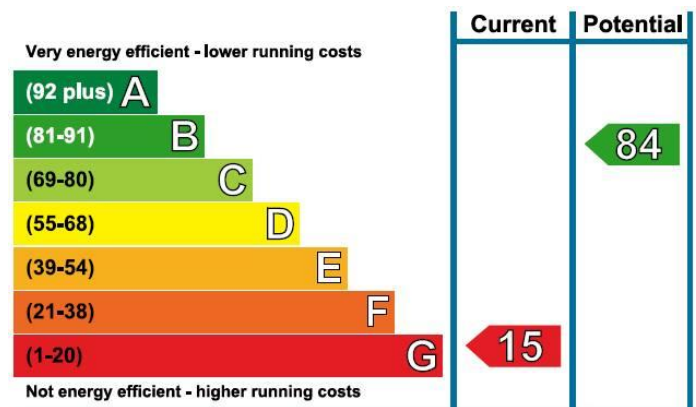
which offers a good degree of seclusion. There is a brick paved patio area, leading onto areas of lawn enclosed by mature hedging. Timber shed/workshop and old well. A gate leads to the shared driveway area with access to the:

TWO GARAGES: with up and over doors.

COUNCIL TAX: Band E - currently £2115.19 (8/16).

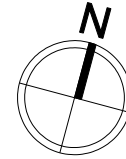
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Gross internal floor area approximately
83.46 square metres (898 square feet)

