



DAMSON COTTAGE

51 High Street, Hurst Green, Etchingam, East Sussex



A CHARMING COUNTRY COTTAGE WITH FAR-REACHING VIEWS

This wonderful village cottage provides well-proportioned and beautifully presented family accommodation with a wealth of character as well as off-street parking and delightful gardens.



Local Authority: Rother District Council

Council Tax band: D

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Etchingam station 1.2 miles (London Bridge from 64 minutes). Hawkhurst 3.4 miles. Burwash 3.8 miles. Cranbrook 7.8 miles. Tunbridge Wells 14 miles.

Postcode: TN19 7PQ www.what3words.com/older.mega.exam



CONVENIENT LOCATION, CLOSE TO VILLAGE AMENITIES

The property sits within the High Weald National Landscape Area on the edge of the village of Hurst Green which provides a good range of amenities for everyday needs including an award-winning farm shop and café as well as a local shop, café, village, cricket pitch, church, public house and village hall. Further facilities can be found at nearby Burwash, Hawkhurst and Cranbrook as well as the larger centres of Tunbridge Wells, Tenterden and the beautiful cinque port of Rye. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham, Stonegate and Tunbridge Wells with a journey time to London taking around an hour. There is a good choice of schools in the area, in both the state and private sectors, including Hurst Green and Burwash primary schools, Mayfield (girls), Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green.), Benenden School and Eastbourne College.





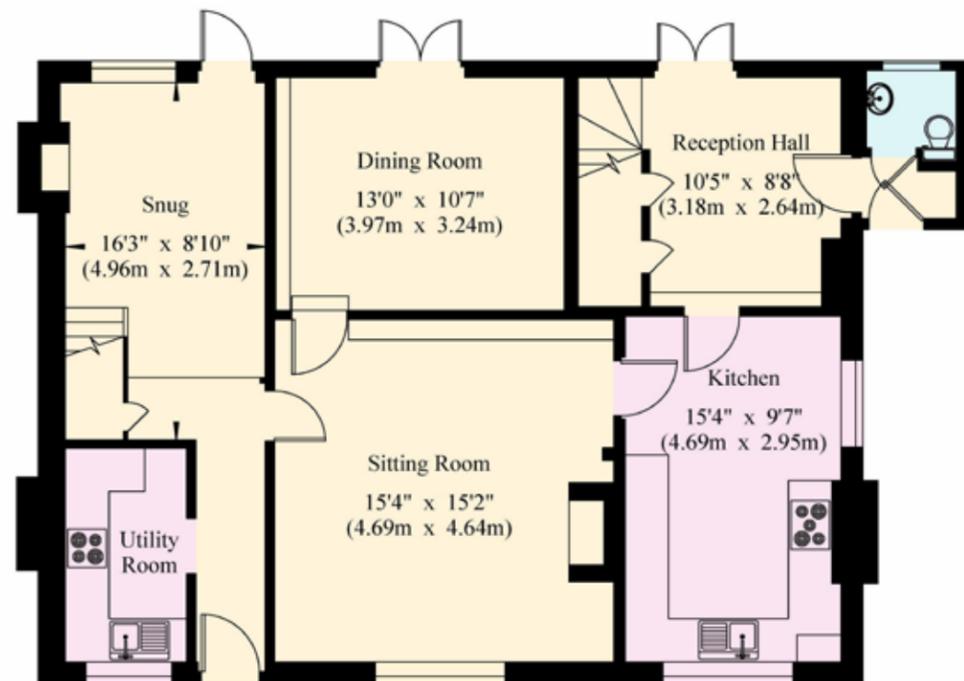


BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION

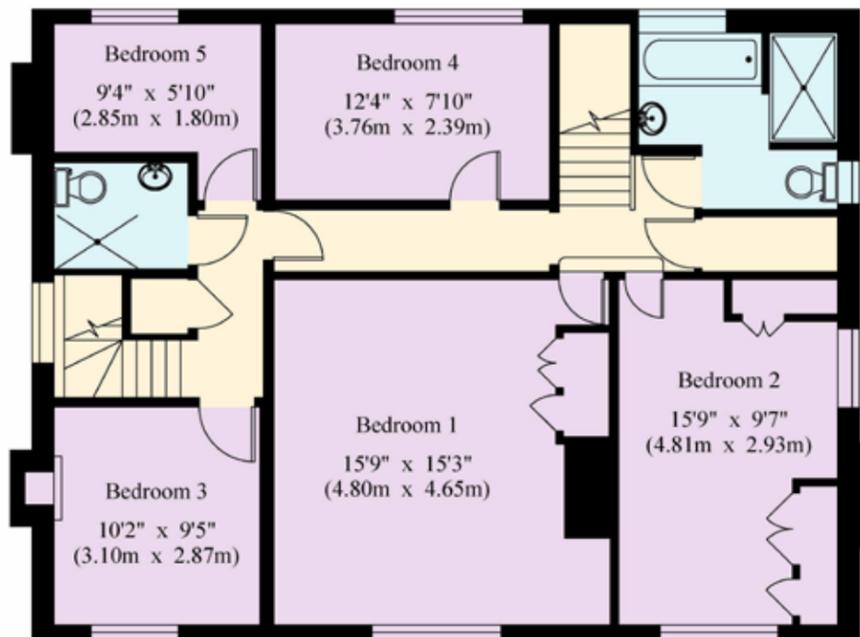
This wonderful country cottage offers extremely well-proportioned family accommodation with a wealth of character features including exposed beams and fireplaces. The property is of part timber framed construction with attractive tile hung upper elevations to the front and white weather boarded upper elevations to the rear. The property has been improved by the current owners, both internally and externally, with a programme of works which included upgrading the electrics, a new gas boiler, new lighting, replacement of windows and rear doors, bathrooms and landscaping works to the garden. The beautifully presented house also offers excellent flexibility with the potential to create a self-contained two-bedroom annexe, arranged over two floors, if a buyer required. The fabulous sitting room has a window to the front as well as a charming fireplace with wood burner. The double aspect kitchen/breakfast room has a range of fitted units and a Range cooker. There is also a useful utility room. To the rear of the house, the dining room, snug and spacious reception hall all have doors opening out to the rear terrace and garden. The first floor, which can be accessed by staircases at both ends of the cottage, has four double bedrooms and a single bedroom as well as a family bathroom and a shower room. The rooms to the rear have beautiful far-reaching southerly views.

Outside, the house is approached over a driveway to the side of the house providing off-street parking for several vehicles. To the rear of the house, a sandstone terrace creates the perfect space for al fresco dining and entertaining whilst enjoying stunning views over the surrounding countryside. The delightful south-facing gardens provide a high degree of privacy and are laid to lawn with mature trees as well as a Damson tree.





Ground Floor



First Floor



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Approximate Gross Internal Area = 181.3 sq m / 1951 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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