

BODIAM

EAST SUSSEX



Blackthorn Cottage

Bodiam, Robertsbridge
East Sussex TN32 5UN

This charming Grade II Listed cottage enjoys an enviable position surrounded by farmland, on a tranquil country lane between Sandhurst and Bodiam.

Oozing with character and presented in immaculate order throughout, the accommodation consists of a double aspect sitting room with open fireplace and door to the front terrace, a double aspect kitchen/breakfast room with tiled floor and wood burning stove, a utility room with door to the garden and cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room, two further bedrooms and a family bathroom, all of which enjoy delightful views.

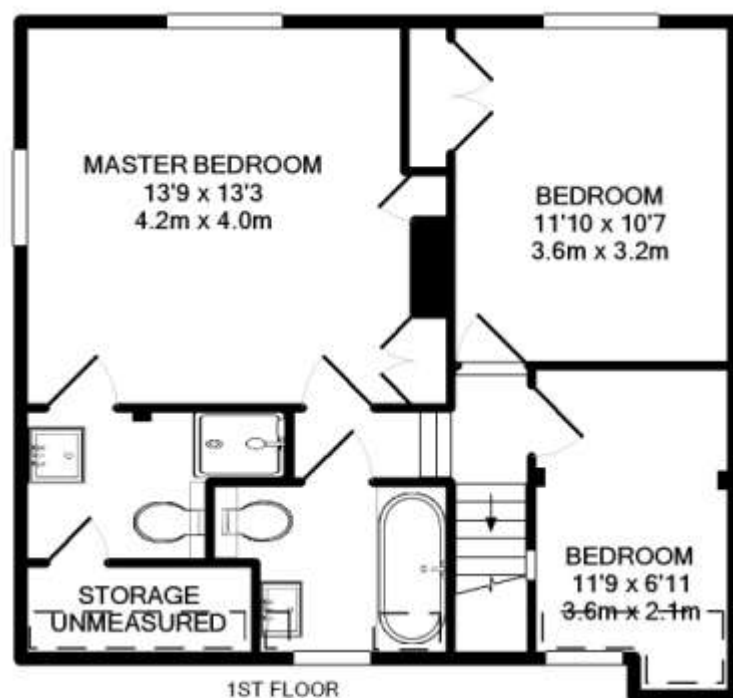
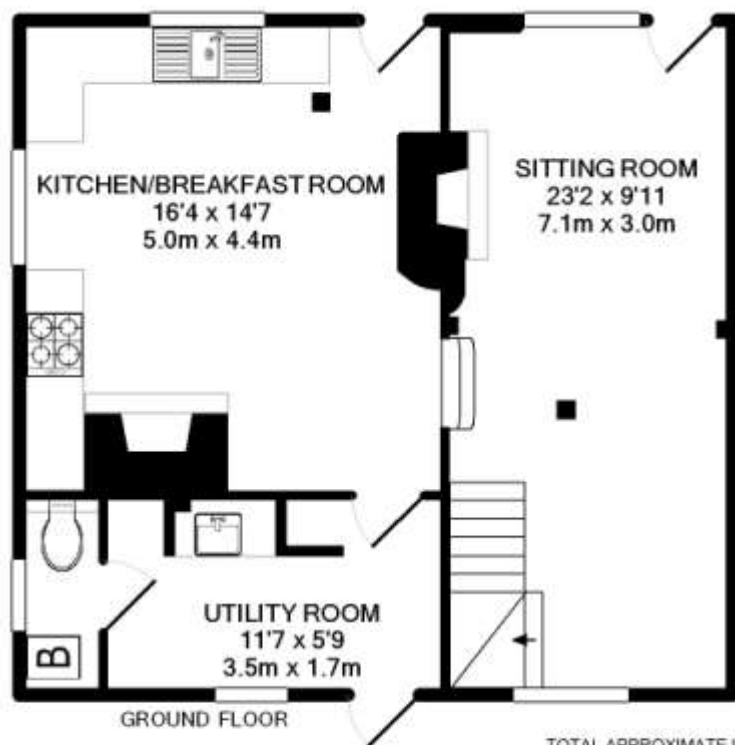
Outside there is ample off road parking. A path, bordered with topiary box balls, winds across the charming garden to the front door. The garden is predominantly laid to lawn with well stocked flower and shrub beds. The rear garden is textured with areas of tiered terrace. Within the garden there is a Summer house and a garden store.

- Charming Grade II Listed Cottage
- Sitting Room with Open Fireplace
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Stunning Enclosed Gardens
- Off Road Parking









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1041.9SQ.FT. (96.8SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage. LPG for cooking.

EPC Rating: n/a

Rother District Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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H1013 Printed by Ravensworth 01670 713330