



# The Cottage

Boreham Lane, Boreham Street, East Sussex, BN27 4SL

SAMUEL & SON  
CHARTERED SURVEYORS

# THE COTTAGE

**BOREHAM LANE, BOREHAM STREET, EAST SUSSEX, BN27 4SL**

A charming detached 4 bedroom Grade II listed cottage full of character offering scope for refurbishment with garaging, parking and gardens with delightful views over open countryside in this desirable semi-rural location.

Sitting Room | Dining Room/Study | Kitchen/Breakfast Room | Utility Room | Master Bedroom with En Suite Bathroom | 3 Further Double Bedrooms | Detached Garage  
Off Road Parking | Gardens with Views | No onward chain

**Guide £425,000**

## Location

The Cottage enjoys a desirable semi-rural location in the pretty Sussex village of Boreham Street. Nestled on the edge of the High Weald Area of Outstanding Natural Beauty the property enjoys fine views to the south over open countryside towards the Pevensey Levels. Boreham Street itself has a local Inn, Tea Shop and Village Hall and there are wonderful walking opportunities from the doorstep with a network of public footpaths through scenic countryside including the 31 mile 1066 Country Walk.

There are excellent local amenities in the nearby village of Herstmonceux, some 2 miles distant to the west, including Village Store, Post Office, a range of independent shops, pubs, restaurants, Medical Centre and C of E Primary School. Herstmonceux is also renowned for its magnificent moated Castle set in 300 acres of accessible parkland and The Observatory Science Centre.

The ancient Abbey Town of Battle is some 6½ miles distant to the east and has excellent high street shopping, supermarket, local amenities and a range

of schooling for all ages. Battle also has a main line train station with regular services to London (Charing Cross).

The small coastal resort of Pevensey Bay is about 5 miles away whilst the bigger coastal centre of Eastbourne is about 12.5 miles distant.

## Description

The Cottage is a delightful Grade II listed four bedroom detached home, parts of which are believed to date back to the 16<sup>th</sup> Century with later additions up to the 18<sup>th</sup> Century presenting elevations of red brick and stucco on ground level and tile hung above under a half-hipped clay tile roof. Set in a good sized plot, there is off road parking to the front with a large detached modern garage off the drive and gardens at the rear. Internally the property offers a spacious and character accommodation with scope for some refurbishment, well-proportioned rooms and a wealth of period features including inglenook fireplaces, bread oven, exposed timber beams and timber flooring.

## Accommodation

Front entrance door opens into:





**Sitting Room** with single aspect to front and featuring a wide brick inglenook fireplace with an oak bressumer beam over and fitted cupboards to one side. Door through to;

**Inner Hall** with staircase leading to first floor and doors to;

**Dining Room/Study** having single aspect overlooking the front drive and dark coloured vinyl floor tiles.

**Cloakroom** with wc and hand washbasin.

**Kitchen/Breakfast Room** with brick Inglenook Fireplace housing the oil fired AGA with old bread oven to one side and oak bressumer beam over. To the opposite wall is a range of fitted melamine units with melamine work surface over and window overlooking the rear garden. Below the counter is the floor mounted Boulter Camray 5 oil fired boiler. Tiled floor of terracotta quarry tiles. Door out to the rear garden.

Off the Kitchen through an open doorway is the **Utility Room** with tiled floor and 'L' shape range of matching melamine units and melamine work surface with inset stainless steel sink and drainer with window above overlooking rear garden. There is space and plumbing for appliances below counter.

Off the first floor landing, doors lead to;

**Master Bedroom** with large single aspect giving a wonderful outlook over the gardens and countryside beyond.

The **En Suite Bathroom** has recently been refurbished and has tiled walls and modern white suite of wash basin, wc and

bath with shower over and glass shower screen.

**Bedroom 2** good sized double bedroom with pedestal wash basin to one corner and boarded fireplace with attractive brick surround and oak bressumer beam over. Single aspect overlooking front of property.

From the first floor landing a small staircase leads to the second floor landing with doors to;

**Bedroom 3** and **Bedroom 4**, both good sized rooms set partly into the eaves and with single aspect to front and rear respectively. From the second floor, there are super views out of the back bedroom window to the southeast.

## Outside

The Cottage is accessed off Boreham Lane via a wide entrance with picket gates leading into a large block paved driveway to the front with small lawned border to one side all enclosed by picket fencing.

The modern brick built detached **Garage** with half hipped tiled roof is set to the north side of the cottage with timber up and over door fronting the drive and attached store room at the back with separate single entrance door at the side. Between the garage and cottage is a narrow path with tall timber gates at each giving access to the side entrance door off the kitchen, side garage door and the rear garden.

To the rear, an attractive lawned garden enclosed by a combination of fencing and mature shrubs and hedges slopes gently down to open fields beyond giving lovely views.



A raised paved terrace is set at the top of the garden behind the garage providing a pleasant sitting out area on which the domestic heating oil tank also sits.

### Services

Mains water and electricity. Oil fired central heating and hot water. Private drainage.

### Local Authority

Wealden District Council

T: 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

### Outgoings

Council Tax band 'E' (£2,164.83 2017/18)

### Viewing

Strictly by prior appointment with the Vendor's Joint Sole Agents, Samuel & Son, Heathfield and Hunter Coster, Horam.

### Directions

Postcode for Sat Nav: BN27 4SL.  
Approaching Boreham Street on the A271 from the west, upon arriving in the village turn right onto Boreham Lane immediately after The Bulls Head inn. The Cottage is the second property on the left hand side.

### IMPORTANT NOTICE

Samuel & Son, Hunter Coster and their clients give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form part of any offer or contract. The information in these particulars is given without responsibility and they have no authority to make or give any representations or warranties in relation to this property. 2. Any areas, measurements or distances referred to are given as a guide only and may not be precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that contents shown are included in the sale nor with regards to parts of the property which have not been photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents. Samuel & Son and Hunter Coster have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition. Purchasers must satisfy themselves by inspection or otherwise.





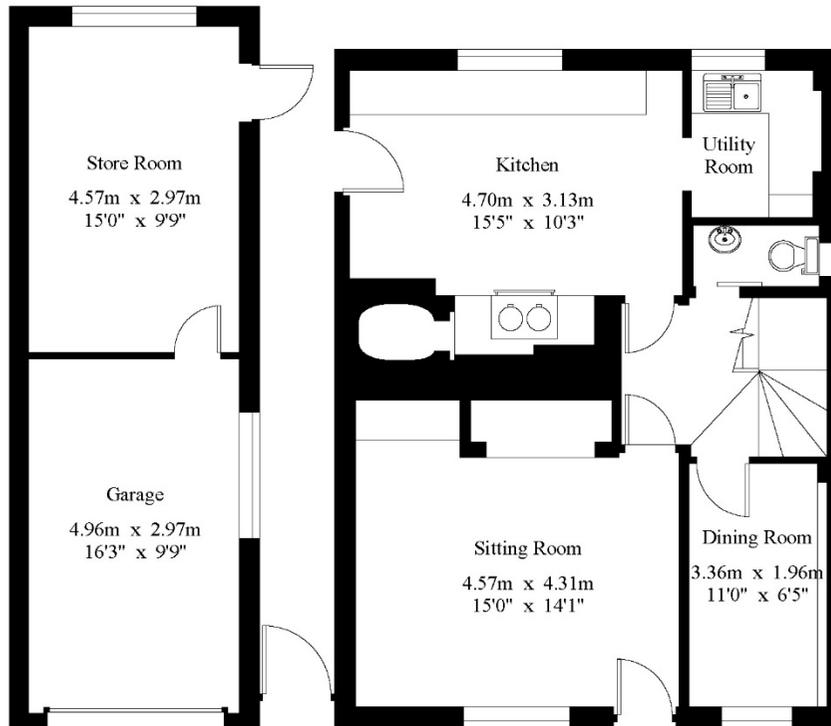
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House - Gross Internal Area : 139.2 sq.m (1498 sq.ft.)

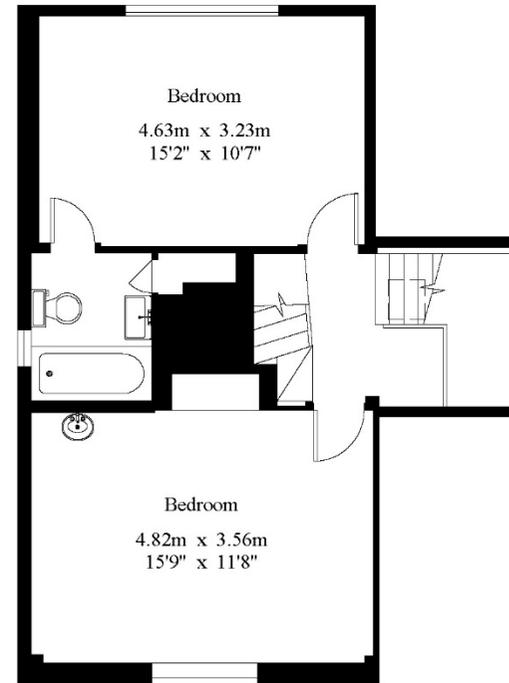
Garage - Gross Internal Area : 28.5 sq.m (306 sq.ft.)



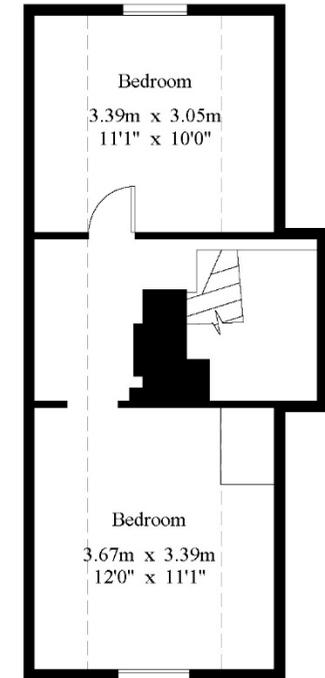
----- Restricted Height



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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