

PHILLIPS & STUBBS

BRIAR COTTAGE
THE THORNE
GUESTLING
EAST SUSSEX
TN35 4LU



Price Guide: £195,000 Freehold

A WELL PRESENTED GRADE II LISTED PERIOD COTTAGE WITH EXPOSED TIMBER FRAMING SET IN ESTABLISHED GARDENS AND ENJOYING FAR REACHING RURAL VIEWS TO THE FRONT.

LIVING ROOM WITH FIREPLACE | STUDY |
KITCHEN/BREAKFAST ROOM | TWO BEDROOMS |
SHOWER ROOM | NIGHT STORAGE HEATING (GAS
AVAILABLE) | COTTAGE GARDEN | GARDEN STORE
| STREET PARKING AVAILABLE.



The property is situated in the hamlet of Guestling Thorn between the towns of Hastings and Rye. At the coast at Pett Level there is a wide expanse of land which is a haven for wildlife together with a beach. To the east is the Ancient Town of Winchelsea being one of the few examples of a Bastide town in England based on a grid iron street plan with wide regular Roman style streets arranged around a giant square. To the west is Fairlight Country Park with sandstone cliffs and tree covered glens. The Ancient Town and Cinque Port of Rye renowned for its period architecture and historical associations is within seven miles. The locality offers a varied range of leisure facilities including coastal and countryside walks, sailing, fishing and bird watching on the local marshes. Rail services from Hastings or Battle to Charing Cross, Cannon Street and London Bridge or from Rye to Ashford International station with connections to the Continent and high speed services to London. Local halt stops at Doleham and Three Oaks. The A21 provides access to the M25 London orbital and national motorway network with further access to London Heathrow and Gatwick airports. Private schools in the area include Vine Hall, Robertsbridge, Buckswood at Guestling, Marlborough House at Hawkhurst and Benenden Girls School.

A Grade II Listed period cottage, forming one end of a terrace of three, presenting mellow brick and part tile hung external elevations set with timber casement windows beneath a pitched peg tiled roof incorporating a catslide to the rear. Particular features include exposed timber framing, an open fireplace to the main reception and established cottage gardens. The living accommodation is arranged over two floors, as shown on the floor plan.

The front door opens into the double aspect living room, which has a fireplace with natural brick surrounds and hearth, exposed ceiling beams, stairs to the first floor with a small storage cupboard beneath,

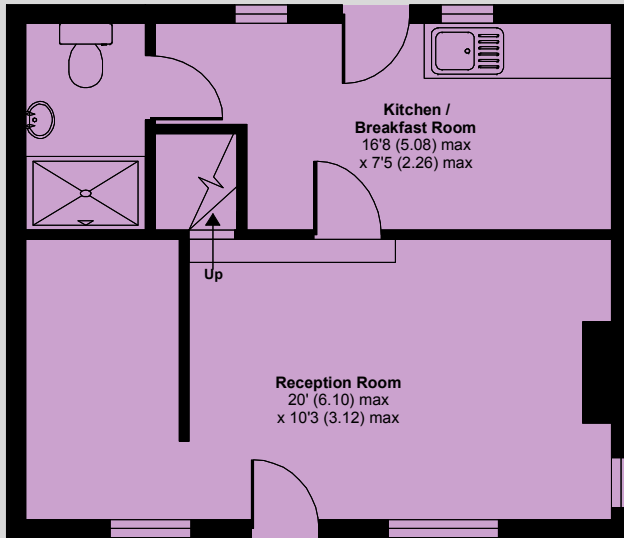


and an open doorway to leading to a study with a window to the front and exposed studwork and ceiling beams.

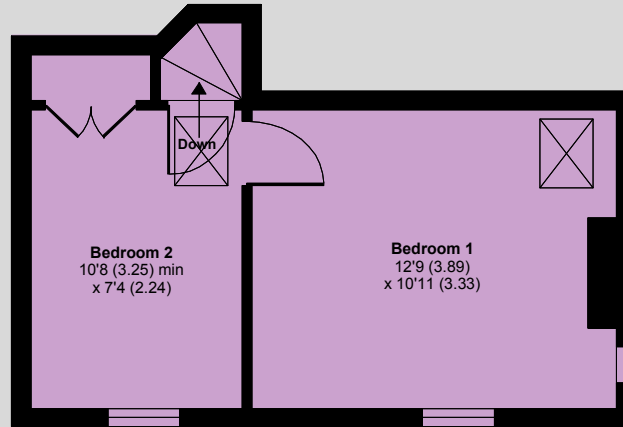
The kitchen/breakfast room has a window to the rear, a vaulted ceiling with exposed timber framing, a stainless steel single drainer sink unit with cupboards beneath and wall mounted water heater above, a further range of wall mounted 'Shaker' style storage cupboards, below

counter space for a refrigerator, a gas point for a cooker, an old brick floor and a door to the garden.

The shower room has a skylight window and fittings comprising a modern shower cubicle, wall mounted wash hand basin and low level WC



GROUND FLOOR

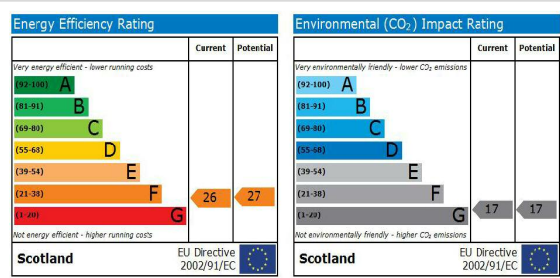


FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 603 SQ FT 56 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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On the first floor, bedroom 2 has a window to the front, a vaulted ceiling with exposed timber framing, a skylight window to the rear and a connecting door leading through to the main bedroom.

Bedroom 1 has far reaching rural views to the front, a vaulted ceiling with exposed timber framing and a fireplace with a natural brick surround.

Outside: Very much a particular feature of the property is the established garden to the front, side and rear of the house. The principal area (rear and side) measures 40' x 37' plus 15' x 13'. The gardens are laid out in a traditional cottage style with areas of lawn with brick footpath, terrace, clematis clad arbour, bay trees and mixer borders and mature shrubs including hydrangeas, penstemon, buddleja, rhododendron and ornamental grasses all enclosed by hedging affording privacy.

Directions: From Rye, take the A259 heading towards Hastings and continue on for approximately 6 miles passing around Winchelsea town and on through the village of Icklesham. Continue along the main road to Guestling Thorn where the property will be found on the right hand side opposite a public telephone box and parking layby.

Local Authority: Rother District Council
Viewing : Strictly by appointment

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