

**RUSH
WITT &
WILSON**



**2 Frickley Cottages, Frickley Lane, Battle, East Sussex TN33 9LT
£630,000**

Nestled within a truly picturesque setting is this charming period semi-detached cottage. is a rare find. Located within the serene Ashburnham Estate, this property offers a rarely available tranquil setting with just one other neighbouring property, ensuring peace and privacy. As you approach the cottage via a private estate road, you are greeted with a sense of exclusivity and seclusion, making it a perfect retreat from the hustle and bustle of everyday life. The market town of Battle, with its mainline station, is just a short drive away, providing convenience alongside the tranquillity of the countryside. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living. The double reception room, complete with a woodstove, exudes warmth and character, creating a cosy atmosphere for relaxing evenings and views over the garden. Outside, the property features a delightful spacious garden, ideal for enjoying alfresco dining or simply unwinding amongst nature. With a double garage and ample space for parking, practicality meets charm in this delightful cottage. Don't miss the opportunity to make this idyllic rural retreat your own - a truly special property that offers a perfect blend of countryside living and modern convenience.



The property can either be approached on foot from Frickley Lane with steps leading up to a gateway with a sandstone pathway leading through the front garden; or vehicular access via a private track turning into the Ashburnham Estate which leads down to ample off road parking and gated five bar access with a pathway leading through the rear garden.

Entrance Porch/Utility Room

Wooden and glazed entrance door, window to side, ceiling lighting, space for washing machine and tumble dryer, ample space for coats and boots, step up to a wooden glazed door leading through to:

L-Shaped Entrance Hall

9'9 x 6'6 (2.97m x 1.98m)
Double glazed window to rear aspect, ceiling lighting, double radiator, understairs storage cupboard and step up into:

Kitchen

16'4 x 8'10 (4.98m x 2.69m)
Fitted with a range of matching wall and base units with work surfaces over, single bowl stainless steel sink unit with drainer and mixer tap, integral eye level oven, four ring electric hob with stainless steel cooker hood above, integrated dishwasher, space for American style fridge/freezer, wall mounted oil fired boiler, tiled floor, wooden and glazed door with front access, double glazed window to front aspect, and further window with aspect into the entrance porch attractive tiled surround and ceiling lights.

Sitting Room

12'8 x 11'7 (3.86m x 3.53m)
A charming cosy room with an inset wood burning stove with a wooden beam and built-in shelving into the alcove, ceiling lighting and opening leading through to:

Dining Room

14'7 x 10'1 (4.45m x 3.07m)
Dual aspect via double glazed windows to side aspect and double glazed double doors with floor to ceiling glazed panels providing stunning views over the garden and the adjoining woodland surroundings, providing access onto the sun terrace, built-in base storage, ceiling lighting and radiator.

Bathroom

Double glazed opaque windows to side aspect, low level wc, pedestal wash hand basin with mixer tap, curved bath with mixer tap, shower screen and electric shower over, tiled floor. ceiling lighting and chrome heated towel rail.

Cloakroom

Double glazed window to rear aspect, low level wc, wash hand basin, ceiling lighting and radiator.

First Floor

From the entrance hall carpeted stairs rise to:

Landing

Ceiling lighting, doors off to the following:

Bedroom One

11'7 x 11'3 (3.53m x 3.43m)
Double glazed window to rear aspect with stunning views over the garden and the surrounding woodland estate, decorative cast iron fireplace, over-stairs storage cupboard, built-in wardrobe, airing cupboard, ceiling lighting and radiator.

Bedroom Two

12' x 8'10 (3.66m x 2.69m)
Double aspect via double glazed windows to side and rear aspect with stunning views over the garden and the surrounding woodland estate, ceiling lighting, exposed ceiling beam and radiator.

Bedroom Three

9'8 x 8'11 (2.95m x 2.72m)
Double glazed window to front aspect, ceiling lighting and radiator.

Shower Room

Wooden latch door, double glazed window to front aspect, low level wc, wash hand basin with hot and cold taps, corner shower cubicle with electric shower, tiled walls, chrome heated towel rail and wall lighting.

Outside

Front Garden

Principally laid to lawn with mature rhododendron and tree lined hedgerows, pathway leading to the garage/workshop (described later), two outside water taps and oil tank for the central heating,

Rear Garden

Enclosed with a combination of close board and post and rail fencing and principally laid to lawn with mature shrubs and trees. There are a number of designated seating areas ideally positioned to enjoy the sun throughout the day and considered ideal for entertaining. Gated five bar access leads to ample off road parking for at least five vehicles with turning space. The driveway leading through the garden to the garage with an area of hardstanding providing further off road parking.

Detached Garage

19'8 x 16'3 (5.99m x 4.95m)
Double barn style doors for vehicular access, separate pedestrian door to rear, hardstanding floor, ceiling lighting, power points, ample eaves storage. To the rear of the garage there is a timber shed/workshop and a further smaller timber shed.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

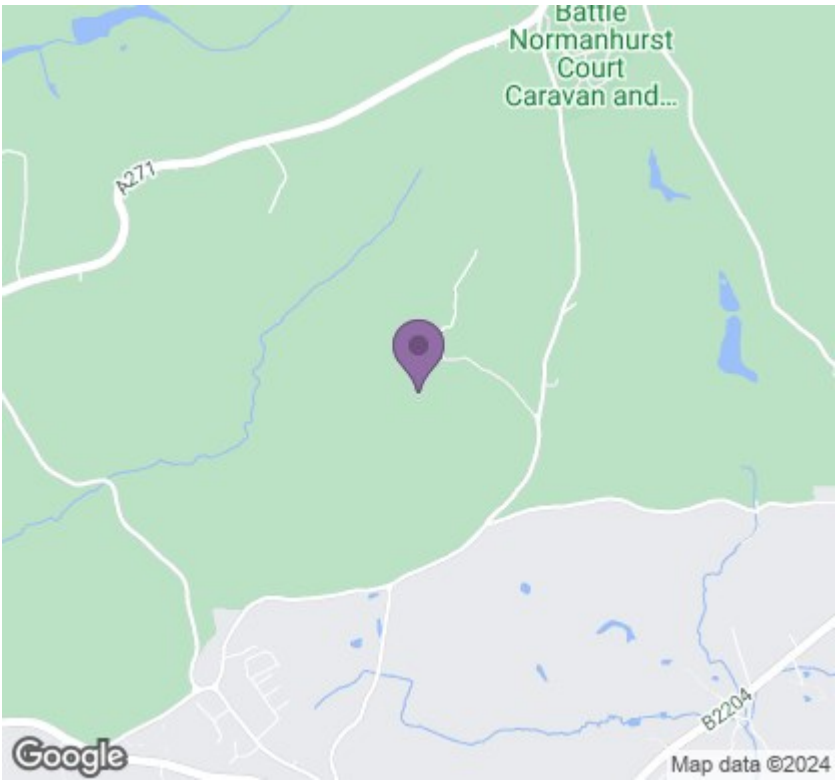
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D

Oil central heating and shared private drainage.

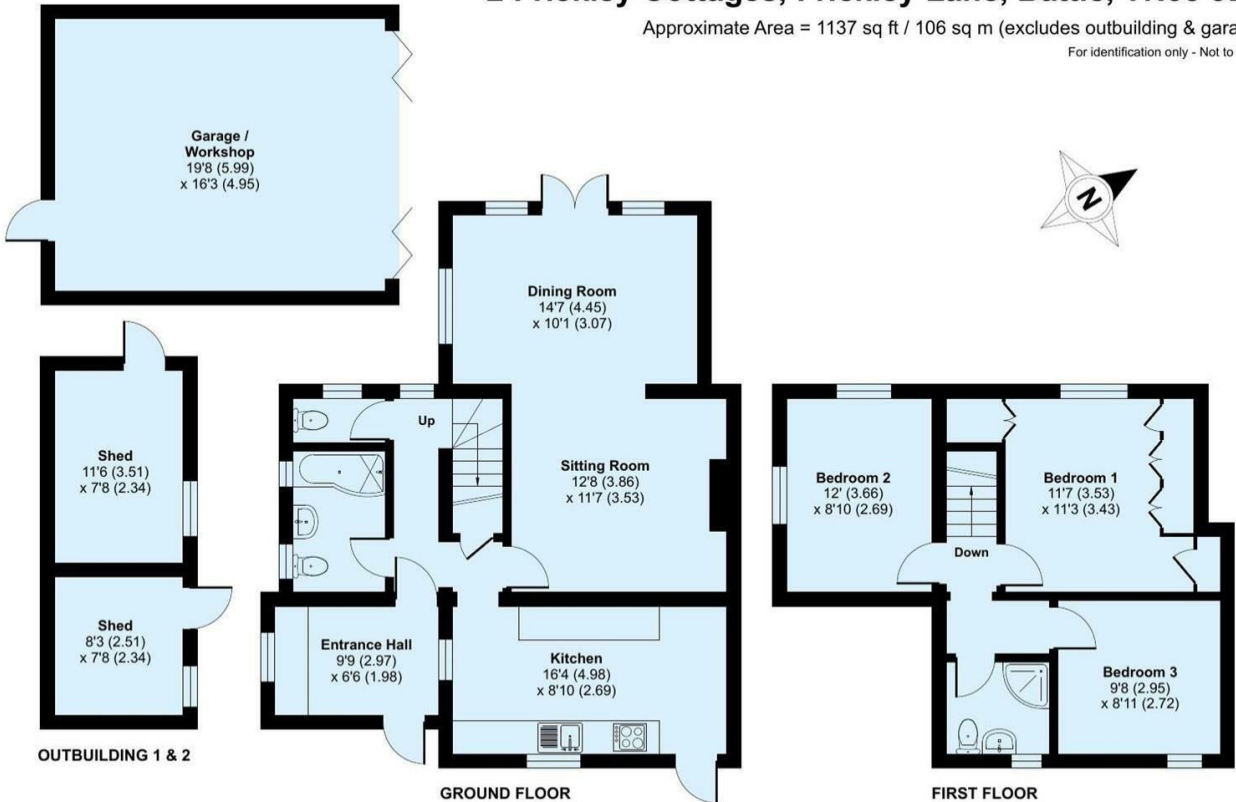








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Approximate Area = 1137 sq ft / 106 sq m (excludes outbuilding & garage)
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchem 2021.

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