

**RUSH
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**2 Gate Farm Cottages, Ellenwhorne Lane, Staplecross, East Sussex, TN32 5RQ.
£525,000 Freehold**

A beautifully presented and exceptionally spacious four-bedroom semi-detached 1920s cottage, situated on the edge of Staplecross village along a secluded country lane, enjoying stunning far-reaching views across open countryside.

This delightful home has been comprehensively refurbished in recent years and now offers light-filled, well-balanced family living throughout. The accommodation comprises an impressive 24ft kitchen/dining room with adjoining utility room and cloakroom, a generous main living room with bi-fold doors opening onto the rear terrace and gardens, and a versatile ground floor office/study. The property also benefits from full fibre broadband.

On the first floor are three well-proportioned double bedrooms, each enjoying elevated rural outlooks, along with a spacious family bathroom. The second floor hosts a substantial 20ft double-aspect master bedroom, complete with an en-suite shower room.

Externally, the property features a south-facing rear garden with a large Indian sandstone terrace, backing directly onto open countryside, as well as two garden sheds and a greenhouse. To the front, there is ample off-road parking provided by a private shingled driveway.

Staplecross village offers a welcoming community with a family-friendly pub serving food, a village store with post office, and a well-regarded primary school.

The property also benefits from convenient access to the A21 and is located approximately 5.5 miles from Robertsbridge mainline station, providing regular services to London Charing Cross and the South Coast.

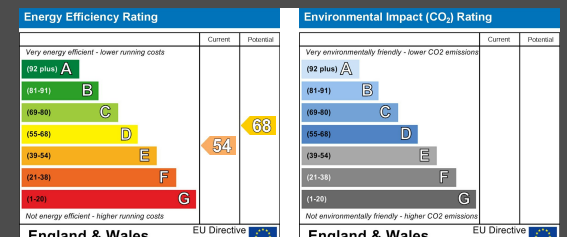
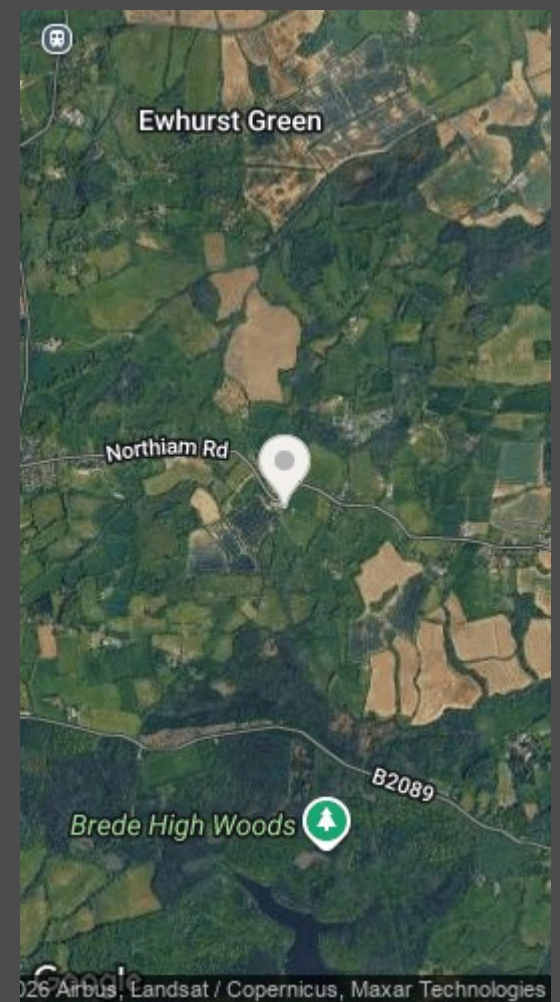








Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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