

**RUSH
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**Peters Green Cottage, Sandhurst Road, Bodiam, East Sussex, TN32 5UN,
£565,000 Guide Price Freehold**

An attractive and beautifully presented three-bedroom detached Grade II listed cottage occupying a peaceful semi-rural position in Bodiam Village. This delightful period home offers well-balanced living accommodation arranged over two floors, while enjoying an abundance of character and charm throughout. The accommodation comprises a spacious living/dining room with hardwood flooring and a statement inglenook open fireplace, a separate snug with exposed oak joinery and a further fireplace with a fitted wood-burning stove, a ground floor double bedroom with oak flooring, a well-lit kitchen with fitted handmade units, integrated appliances, a fitted Rangemaster oven and a stable door to the rear, together with a useful ground floor shower room. To the first floor are two further double bedrooms, each enjoying attractive frontal views over the neighbouring countryside, and an additional bathroom suite. Externally, the property enjoys an incredibly private wrap-around garden extending to approximately 0.26 acres, hosting a variety of pleasant seating areas. The property is accessed via a private gated entrance and benefits from ample off-road parking, together with a detached pre-cast concrete garage. Planning permission is in place to replace the garage (RR/2025/946/P). The immediate area offers an abundance of excellent walking routes, including access to the historic 14th-century castle with its tearooms, The Hub Café and the Castle Inn, serving hot food. Bodiam Village also offers a well-regarded village primary school, with private secondary and sixth-form education available at Claremont School



Front Door

Painted front door which extends into:

Open Plan Sitting/Dining Room

19'8 x 10'3 (5.99m x 3.12m)

Larch flooring, two cottage windows to the front, radiators below, large inglenook fireplace to the living room end with oak bressummer and exposed brickwork, cast iron hood, dogs and grate, cupboard with hanging rail to the alcove of the fireplace, spotlights and wall lights, space for a dining table and chairs and exposed joinery. Step down to:

Reception Two/Snug

11'3 x 10'3 (3.43m x 3.12m)

Exposed oak joinery, window to the front aspect with low level radiator below, oak flooring exposed brick fireplace housing a free standing cast iron stove.

Bedroom Three

9'5 x 8'4 (2.87m x 2.54m)

Oak flooring, window to rear aspect with radiator below, exposed oak joinery.

Kitchen

13' x 10' (3.96m x 3.05m)

Slate flooring, exposed oak joinery, two cottage windows to the rear aspect, part glazed stable door extending onto the rear terrace and gardens, radiator, cupboard housing the Worcester boiler. Free standing base units with part painted shaker style doors which sit beneath timber countertops, engineered drainer grooves, mixer tap, under mounted butler sink, integrated Hotpoint dishwasher, fitted Rangemaster classic oven with five ring induction hob with matching extractor canopy and light above, under counter fitted fridge and freezer, soft close cutlery drawers and pull out space saver racks.

Shower Room

7'6 x 6'1 (2.29m x 1.85m)

Window to rear, traditional push flush wc, painted wall panelling, recessed downlights, shower cubicle with screen doors, ceramic wall tiling and mirror power shower, free standing vanity unit with inset basin and tap, heated towel radiator.

First Floor

Landing

Rope hand rail, eaves storage space, alarm panel.

Bedroom Two

7'9 x 10'2 (2.36m x 3.10m)

French casement window to the front aspect with views, radiator, exposed joinery. Steps and door to bathroom and door to bedroom one.

Bathroom

17'7 x 6'1 (5.36m x 1.85m)

Conservation velux window to side, window to front, timber effect karndean flooring, exposed joinery, pedestal wash basin, push flush wc, extractor fan, panelled bath suite with traditional fittings. (There is restricted headroom)

Bedroom One

11'5 x 10'3 (3.48m x 3.12m)

Window to front with views over open fields, radiator, exposed joinery, built-in wardrobe, door with staircase to loft room.

Outside

Front Garden

Accessed via a private entrance with driveway via a timber five bar gate which leads to a shingled driveway with turning space and off road parking for several vehicles. Small vineyard with champagne producing vines - pinot noir, pinot meniere & chardonnay. Lawn with sweeping brick path extending to the rear elevations providing access and the garden is fully enclosed by mature hedgerows to the road side with a pedestrian gate. Variety of planted shrubs and perennial borders, area of lawn to side extends to the front elevations, external light and brick paved path extending to the front door, side lawns also extend to the rear.

Rear Garden

Laid to lawn enclosed by mature cherry laurel hedgerow to the rear boundaries, brick paved seating area with space for table and chairs to the rear, steps then extend onto a further pathway and further raised brick paved seating area which provides an elevated position overlooking the lawns and across the road over open countryside.

Detached Garage

Concrete constructed garage with manual door to front, external lighting.

Services

Gas Central Heating & Septic Tank

Agents Note

Agents Note: A member of staff at Rush Witt & Wilson, is a connected person to this property, as defined in Section 21 of The Estate Agents Act 1979.

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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

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