EQUUS

Country & Equestrian

2 ROCKS COTTAGES

2 Rocks Cottages, Cottage Lane, Westfield, East Sussex TN35 4RS

S O L D - An attractive, deceptively spacious 4 bedroom cottage, dating back to 1896, set in approx. 3 acres (*TBV) of grounds and paddocks with stabling. Occupying a quiet location in beautiful countryside but with easy access to the A21.

The property is situated on a quiet lane between two villages of, offering a range of local amenities. It is approached along a driveway which leads to a parking area large enough for several vehicles, a stable yard with 4 timber loose boxes and further storage sheds.

The very private garden surrounds the cottage and is mainly laid to lawn. A stone terrace provides a place for seating and outdoor dining, additionally to the side there is a large, fenced wildlife pond. From the garden a track leads up to the paddock. An additional track leads back to the stables and car park area.

LOCATION & AREA AWARENESS

The property is set in the beautiful surroundings of the village of Westfield, about 4 miles north of Hastings in East Sussex. Westfield has a thriving community with many local clubs and groups benefiting from various recreational and leisure facilities. Amenities include a village shop and Post Office, award winning butchers, hairdressers, dog groomers and a public house. To the north, Sedlescombe is a historic and picturesque village with a charming village green, a well-stocked general store and Post Office, Pub, hotel with restaurant, garage and antique shop. Blackbrooks Garden Centre and Sedelscombe Golf Course are situated close by on the A21. Both villages have a primary school and Dr's surgery. Claverham Community College is highly regarded as well as there being a good selection of Private Schools in the area. For a more comprehensive range of facilities, the nearby towns of Battle and Hastings and Rye, provide a wealth of excellent shops, restaurants, banks and leisure pursuits.
For commuting purposes, there is a Mainline Station into London in nearby Battle, and trains from Three Oaks Station go to Ashford International.

For equestrians

Battle and District and Rother Valley are both thriving Riding Clubs. Camber Sands is approximately 14 miles. Locally, Petley Equestrian Centre and Bodiam International Arena run regular events and clinics. Westfield has a farm shop supplying an extensive range of animal feed and sundries. There is a further tack and feed shop located on the A21 at Johns Cross.

ACCOMMODATION

Refer to the enclosed floor plan for sizes and layout. 4 bedrooms, 3 bath and or shower (2 are ensuite shower rooms) 1510sqft over 3 floors.
GROUND FLOOR - Entrance lobby with stairs ascending to a first-floor landing area. Door to:
KITCHEN/DINER: Open plan with a range of wall and base units with tiled splash back. Integrated dishwasher, electric range cooker and space for large freestanding fridge freezer. Plenty of space for a kitchen table and further seating area with multi fuel stove.
SITTING ROOM: Lovely room with views over the front and side garden, fireplace with wood burner, glazed double doors leading out to the terrace.
UTILITY BOOT ROOM/WC: door leading out to the rear garden, space and plumbing for washing machine and dryer, sink and a range of base and wall units.

FIRST FLOOR -
BEDROOM: double bedroom with views over the front of the property, walk in wardrobe.
BEDROOM: double bedroom with en-suite shower/WC and hand basin.
BEDROOM: double bedroom with views over the rear of the property.
FAMILY BATHROOM: bath and shower unit overhead with screen, plus hand basin and WC. Window provides views to the rear.
Stairs leading up to:
SECOND FLOOR - BEDROOM: double bedroom with roof windows. Door opening into:
EN-SUITE SHOWER ROOM: comprising low-level WC, hand basin with splash back and a shower sat in a tiled surround with glazed door. Window to the side provides views over the pond and stables area. Under eaves storage.

EQUESTRIAN FACILITIES

Refer to the plan of the stables.
STABLES - 4 timber loose boxes. Power and water laid on. 3 further wooden sheds.
PADDOCK - A secure and well maintained paddock with mixed mature hedging and stock fencing. Lovely views over the Brede Valley. Water laid on.
A public footpath runs along the edge of driveway at the front of the property for approximately 60m. This, along with the quiet lane, allows for several lovely walks direct from the property. Public Right of Way does not extend to the paddock.

LAND & GROUNDS

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION

TENURE: Freehold
PROPERTY TYPE: Semi-detached
PROPERTY CONSTRUCTION: Brick / NUMBER & TYPE OF ROOM/S: 4 bedrooms, 2 main receptions rooms, 2 ensuite shower rooms and 1 family bathroom - see attached floor plans / PARKING: Multiple off road, private car park suitable for a horse box etc. FLOOD RISK: No.
LOCAL AUTHORITY: Rother / TAX BAND: E.
EPC RATING: 51/80 E - Certificate number 0370-2237-3560-2205-6131.
Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/

SERVICES & OUTGOINGS
HEATING: Bulk LPG CH
SEWAGE: Shared new installed 2025 private drainage / WATER SUPPLY: Main / ELECTRICITY SUPPLY: Mains.
OFCOM - Mobile & Broadband
BROADBAND
Download Mbps / Upload Mbps – also see useful website links.
MOBILE COVERAGE
Indoor - EE / Vodafone / O2 / Three - also see useful website links.
Outdoor - EE / Vodafone / O2 / Three - also see useful website links.

HELPFUL WEBSITE LINKS
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

VIEWING ARRANGEMENTS
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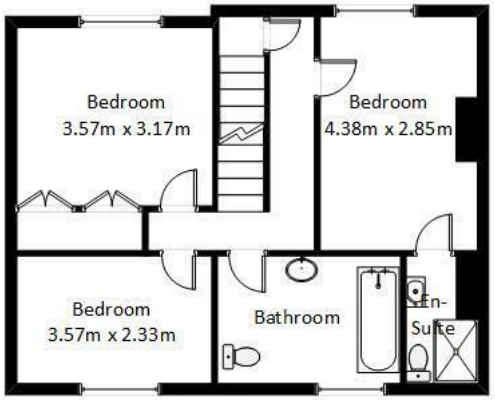
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

DIRECTIONS
Use what 3 words/ unpacked/chats/from the post via google takes oast or before the property.

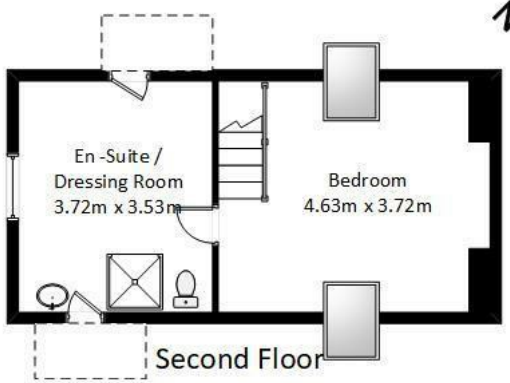
Guide price £710,000

2 RC - TN35

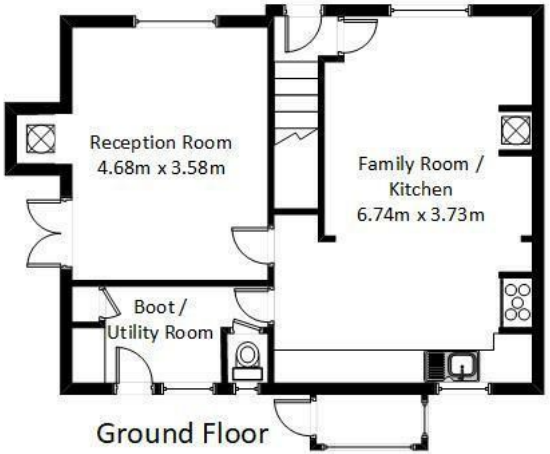
Gross internal floor area of the house is 140.3 square metres (1510 square feet)



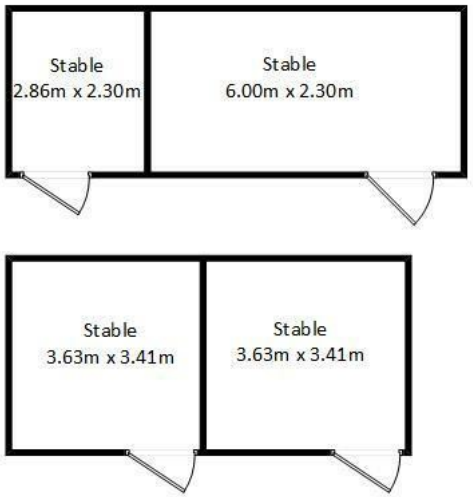
First Floor

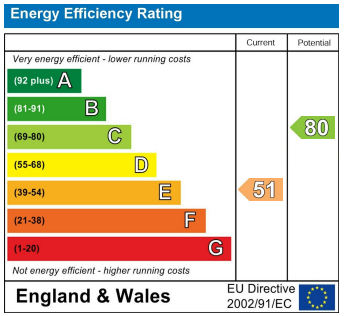


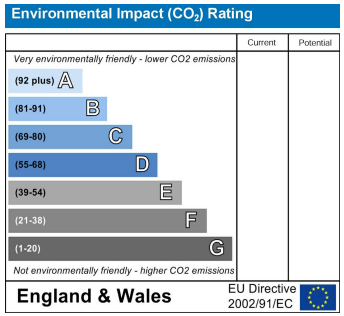
Second Floor



Ground Floor







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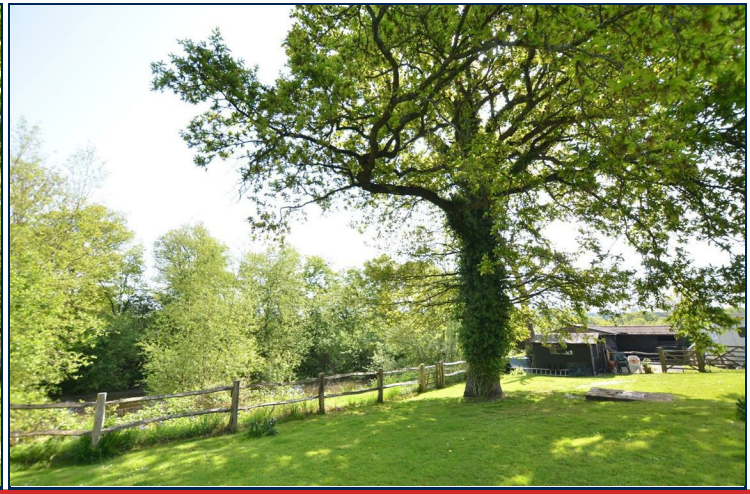

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