



Sheepfold

Montague Farm, East Sussex, BN24

£2,500 PCM

SAMUEL & SON
CHARTERED SURVEYORS

Sheepfold

Montague Farm, EAST SUSSEX, BN24

A wonderfully situated 3/4 bedroom character cottage on a private rural estate set in large gardens and offering spacious and comfortable accommodation.

Accommodation:

- Front Entrance Porch/Boot Room
- Living Room
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Playroom/Bedroom
- Shower Room
- Family Room
- Double Bedroom
- Study/Bedroom
- Gardens

Situation

Sheepfold enjoys a quiet rural location on a working estate in the attractive village of Hankham, enjoying an elevated position with far reaching views across Pevensey

Description

Sheepfold offers an appealing and spacious family home with attractive elevations of brick and cobble under a pitched clay tiled roof set in a peaceful rural location with generous gardens. The property has a wealth of character features including exposed timbers, vaulted ceilings, stone floors and log burning stoves in the main reception rooms and benefits from double glazing throughout. The ground floor encompasses the majority of the living space with the first floor providing a large master bedroom suite.

Outside

Sheepfold is approached via the Estate's private tree lined drive. Upon reaching the property there is a parking area to the front. Steps lead down from the drive to a paved terrace that skirts the front of the cottage leading to the front entrance door. Lawned gardens are situated to the rear and sides of the cottage with a raised terrace off the Kitchen/Dining Room providing a lovely sitting area taking in wonderful countryside views over the Pevensey Levels. The cottage is set on a working Estate with livestock and horses, enjoying a superb rural situation and is in proximity of the main residence and other buildings.

Location

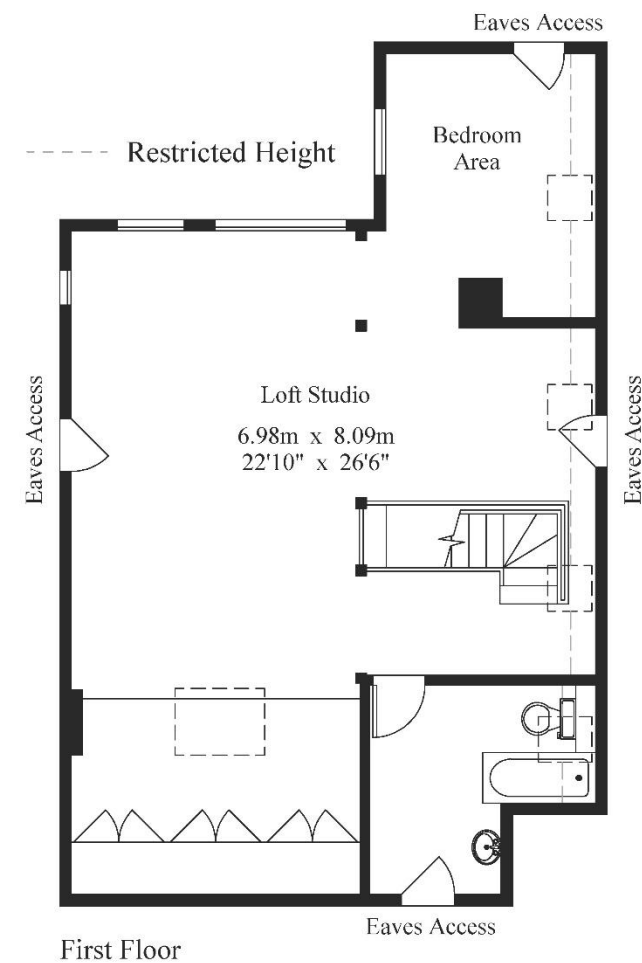
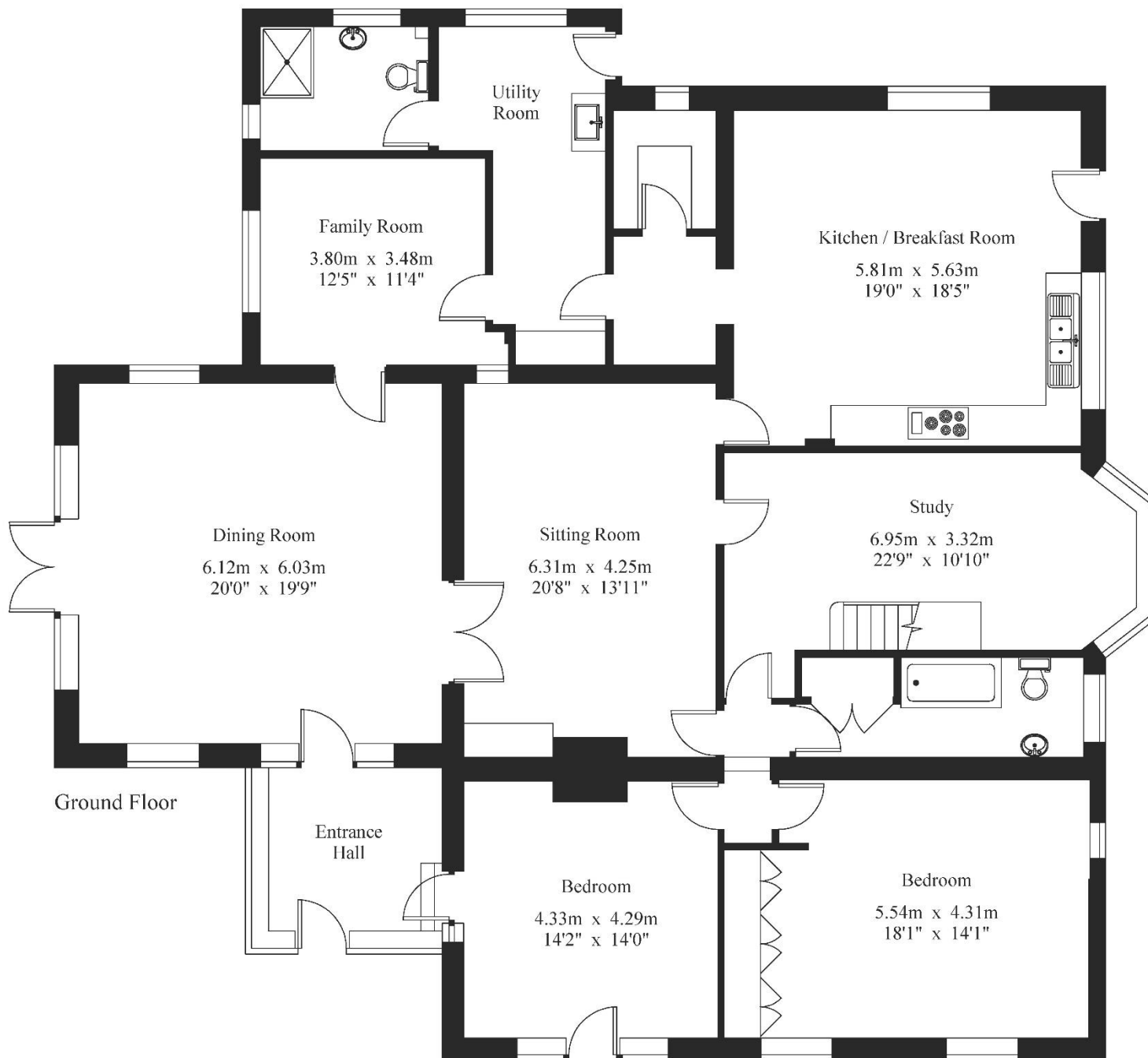
The property is well placed for access to surrounding towns with excellent transport links to major roads and to London with the main A22 and A27 close by. The village of Stone Cross, a 5-minute drive, provides a range of shops and services catering from day to day needs. Whilst the larger coastal centre of Eastbourne is some 5 miles South and offers a wide range of shops, major supermarkets, services and leisure facilities.





Sheepfold

Gross Internal Area : 305.8 sq.m (3,291 sq.ft.)



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