



Immaculate detached four/five bedroom property

Eastlands Cottage, Stoddards Lane, Beckley, East Sussex TN31 6UG

Freehold



Sitting Room/Snug • Drawing Room • Kitchen/Dining/
Family Room • Four/Five Bedrooms • Three Bath/
Shower Rooms • Lovely Garden • Heated Swimming
Pool • Parking

Local information

Shopping: The village of Northiam is about 1.6 miles away and has a good range of shops catering for everyday needs, several schools and the renowned Great Dixter. More extensive shopping and leisure facilities can be found in Tenterden and Rye.

Education: There are excellent schools in the area in both the state and private sectors at primary and secondary levels. **Mainline rail services:** Direct train services run from Rye to Ashford where a high speed train service runs to London St Pancras in about 37 minutes. From Robertsbridge and Etchingham to London Charing Cross and Cannon Street, via Waterloo East and London Bridge. Trains to Gatwick airport are available from Tonbridge. Eurostar trains are available from Ashford International.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks.

About this property

Eastlands Cottage is an immaculate detached property situated in a lovely peaceful setting on the outskirts of the popular village of Beckley.

Ground floor accommodation includes a sitting room/snug, drawing room with period features and wood burning stove, an office, cloakroom and utility room.

Of particular note is the well

proportioned and extended kitchen /dining/family room with doors directly to the garden. The kitchen is fitted with a comprehensive range of cupboards, central island and has various integral appliances. The first floor has a good landing area, main bedroom with bespoke fitted cupboards and en suite shower room. There are two more bedrooms on this floor served by two bath/shower rooms (one being en suite). On the second floor is a further bedroom with vanity basin and a further room currently used for loft storage but could be utilised as another bedroom if required. A gravel drive to either side of the house provides ample off road parking. The current owners have built an impressive oak framed garage/workshop which has power connected. Also in the garden is an outbuilding which is used as an office, a summerhouse and changing room/plant room for the outdoor heated swimming pool.

The garden is very pretty with areas of lawn, well established with mature plants, shrubs, an ancient mulberry tree and an ornamental pond. The garden backs onto farmland and benefits from a lovely rural outlook.

Tenure

Freehold

EPC rating = D

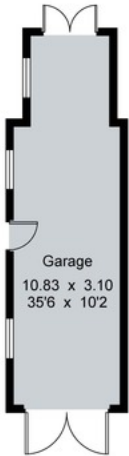
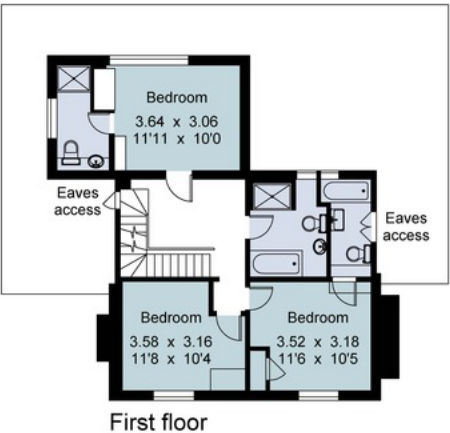
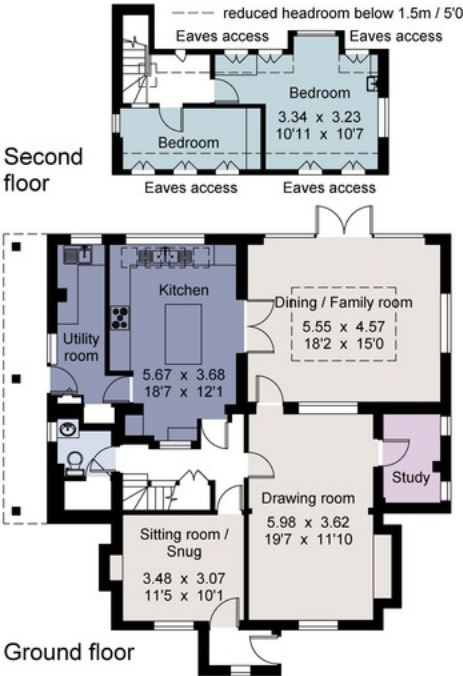
Viewing

Strictly by appointment with Savills

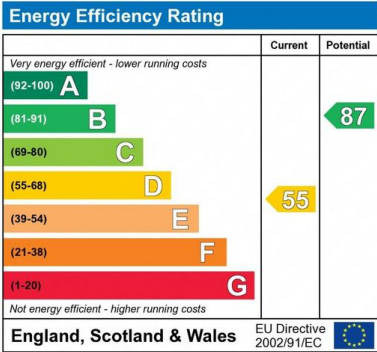




Eastlands Cottage, Beckley
Gross internal area (approx) 201.3 sq m/ 2166 sq ft
Garage 31.5 sq m/ 339 sq ft
Total 232.8 sq m/ 2505 sq ft



For identification only - Not to scale
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