

Old Alliss,
Rushlake Green



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& Parker

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A charming Grade II listed period cottage brimming with rustic charm and exposed timbers, nestled within beautifully planted, enchanting gardens in the heart of a highly picturesque East Sussex village.

Old Alliss is a Grade II listed period character cottage, believed to date from the 17th century or earlier and originally formed from two cottages. Displaying attractive tile-hung and brick elevations beneath a steeply pitched roof, the property offers more than 1,500 sq ft of beautifully presented accommodation, with a wealth of original features including exposed timber framing, rustic flooring and magnificent fireplaces.

The property is entered via a welcoming reception hall, leading through to the impressive 23 ft sitting room. A bay window enhances the space, which is centred around a remarkable brick inglenook fireplace with a substantial bressummer beam and a wood-burning stove. Flowing from the sitting room is a dining room, ideal for entertaining, which in turn opens into a bright glazed sun room enjoying attractive views across the grounds. The kitchen is well appointed.

Stairs rise to the first floor, where there are two well-proportioned bedrooms, both displaying individual character and period charm. Each benefits from en suite facilities, while a family bathroom and a cloakroom provide additional convenience. The second floor offers a further bedroom together with useful storage room illuminated by skylights.

A driveway provides off-road parking and access to a large garage, while a separate shed offers additional storage. The beautifully established gardens are a quintessential English cottage garden, creating a wonderfully peaceful and private setting. Meandering paths weave through colourful flowerbeds. There is also a covered loggia for al fresco dining.

1,529 sq ft (142 sq m)

Delightful village setting

Enchanting cottage gardens

Driveway and garage

3 reception rooms & 3 bedrooms

Freehold

Guide price £860,000



Location

Old Alliss enjoys a delightful setting in the sought-after village of Rushlake Green, surrounded by the beautiful rolling countryside of East Sussex. The village offers a traditional village green, a well-regarded public house, village stores and a strong sense of community, while more comprehensive amenities can be found in the nearby market town of Heathfield, approximately four miles away. The area is renowned for its scenic walking, cycling and riding routes, with the High Weald National Landscape providing miles of unspoilt countryside to explore. Further shopping, leisure and cultural facilities are available in Tunbridge Wells, Lewes and Eastbourne, while the Sussex coastline is within easy reach.

Highly regarded independent schools in the area include Bedes School, Mayfield School, Eastbourne College, Vinehall School and Skippers Hill Manor Preparatory School.

Communications are excellent, with the A22 providing convenient access to Eastbourne, Tunbridge Wells and the wider road network. Mainline rail services are available from Stonegate, Buxted and Polegate, offering regular connections to London Bridge, London Charing Cross, London Victoria and Gatwick Airport.

Postcode region: TN21

General

Local Authority: Wealden District Council
Services: Mains water and electricity, private drainage, oil fired central heating.
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Alfiss, Rushlake Green, Heathfield, East Sussex

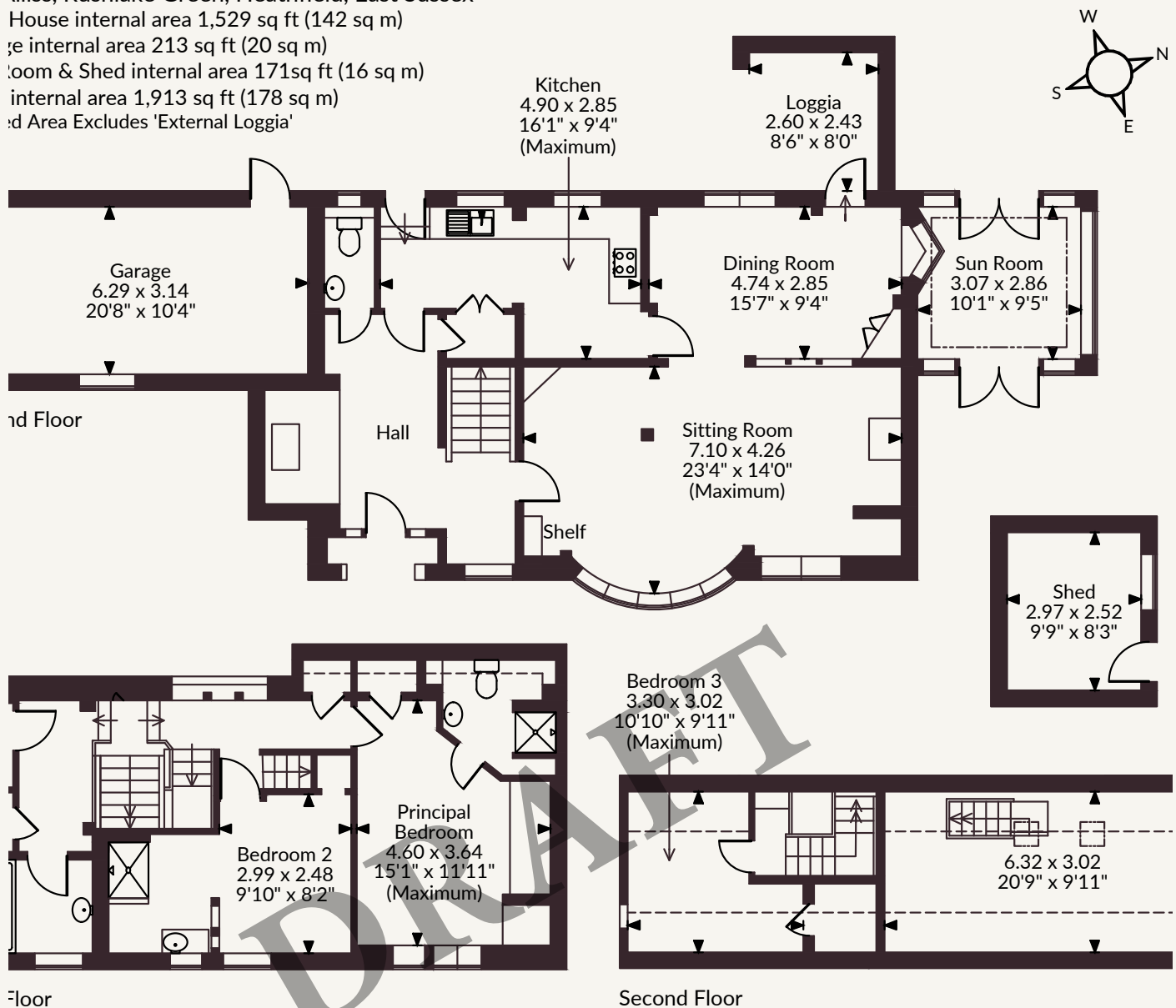
House internal area 1,529 sq ft (142 sq m)

Loggia internal area 213 sq ft (20 sq m)

Room & Shed internal area 171sq ft (16 sq m)

Shed internal area 1,913 sq ft (178 sq m)

Shed Area Excludes 'External Loggia'



ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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