




# Cotswold Cottage

Sloe Lane, Alfriston, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A charming detached cottage with well-presented accommodation in a sought-after South Downs village.

Cotswold Cottage is an attractive and well-balanced home offering bright and versatile accommodation, combining character features with modern finishes. The property enjoys a peaceful position within the highly desirable village of Alfriston, with its range of local amenities and access to the surrounding South Downs countryside.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**DRIVEWAY**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**1,431 SQ FT**



**£850,00  
GUIDE PRICE**



### The property

Cotswold Cottage is a well-presented and thoughtfully arranged home, offering almost 1,500 sq ft of light-filled accommodation across two floors. The interiors combine a sense of character with practical modern living, creating a comfortable and versatile environment.

The accommodation flows from a welcoming reception hall into an open-plan sitting and dining room, forming the central hub of the home. This well-proportioned space enjoys excellent natural light from multiple aspects and features a log burner set within a recessed fireplace, creating an attractive focal point. The room offers a sociable and versatile layout, ideal for both everyday living and entertaining, with direct access to the adjoining kitchen.

The kitchen is well appointed and fitted with a large stainless steel range cooker and hood, complemented by white cabinetry with granite worktops, a double sink set beneath the window and integrated storage, including a glass-fronted unit. In addition, there is a substantial snug/family room/study with two sets of French doors opening onto the front garden, offering a versatile room for an additional reception room or potential ground floor bedroom, depending on requirements.

On the first floor there are three well-presented bedrooms, including a generously sized principal bedroom, all served by a family bathroom. The remaining bedrooms are well proportioned and provide comfortable accommodation for family or guests. There is also a substantial amount of storage in the attic, which has ladder access.



## Outside

The property is approached via a brick-paved entrance, flanked by brick pillars with lanterns, leading to a generous gravel driveway providing ample off-road parking. Neatly clipped hedging encloses the frontage, with the house beyond creating an attractive sense of arrival. The gardens wrap around the house and are laid predominantly to lawn, bordered by mature trees, established hedging and well-stocked flower beds. To the rear, a spacious stone-paved terrace provides an ideal setting for outdoor seating and dining.

## Location

The pretty village of Alfriston, located within the South Downs National Park, offers a range of everyday amenities including a shop, cafés, public houses and a primary school, together with a strong sense of community. More extensive shopping, leisure and educational facilities can be found in nearby Polegate and Eastbourne, while the historic town of Lewes provides a wider selection of independent shops, restaurants and cultural attractions. Transport connections are convenient, with road links via the A27 providing access along the south coast, and rail services from nearby Polegate offering routes to Brighton, Gatwick Airport and London.



## Distances

- Alfriston High Street 240 metres
- Lewes 9.8 miles
- Eastbourne 10.1 miles
- Brighton 17.5 miles

## Nearby Stations

- Polegate
- Berwick
- Eastbourne

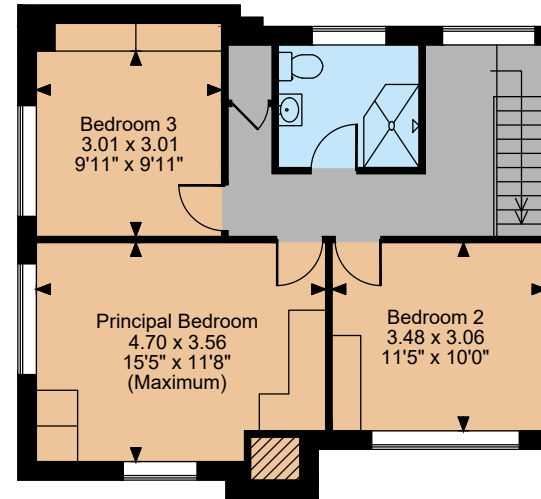
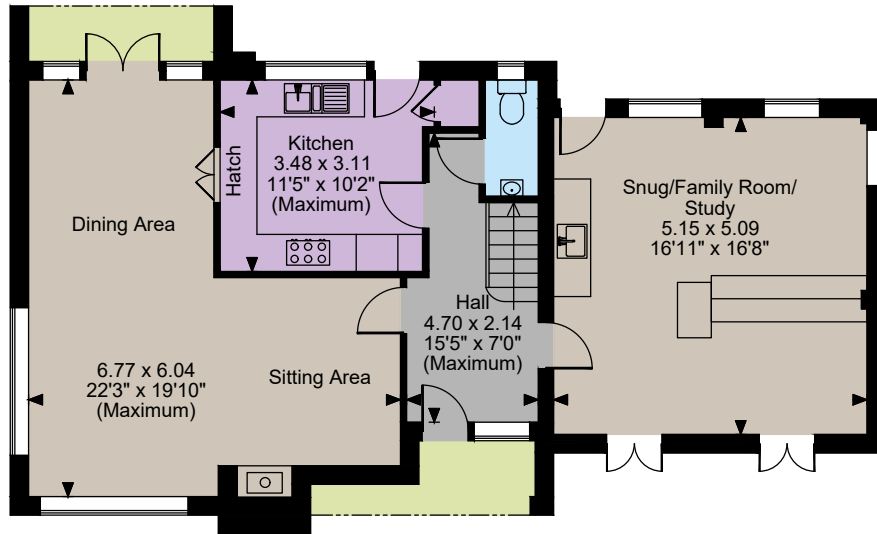
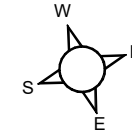
## Key Locations

- South Downs National Park
- Cuckmere Haven
- Seven Sisters Country Park
- Glyndebourne Opera House
- Charleston Farmhouse
- Lewes

## Nearby Schools

- Alfriston School
- Seaford College
- Eastbourne College
- Bedes School
- Lewes Old Grammar School





Ground Floor

First Floor

### Floorplans

House internal area 1,431 sq ft (133 sq m)  
For identification purposes only.

### Directions

BN26 5UR

what3words: ///bullion.remix.cools

### General

Local Authority: Wealden District Council

Services: Mains electricity, water, and drainage. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Band C

The position & size of doors, windows, appliances and other features are approximate only.  
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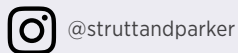
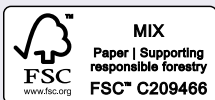
## Lewes

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