

Vine Cottage, Terrible Down Road
Shortgate

Strutt
& Parker

Land and property. Since 1885.

2,309 sq ft (214 sq m) | Freehold
4 bedrooms | 2 bathrooms
2 reception rooms | Swimming pool
Gardens of 1 acre

Guide price £950,000



A characterful Grade II listed period cottage with an abundance of original features, extensive mature gardens and a peaceful rural setting in the heart of East Sussex.

Vine Cottage is an attractive period home displaying red brick and dark timber-clad elevations beneath a steeply pitched tiled roof. Extending to approximately 2,568 sq ft, including a range of useful outbuildings, the property has been carefully restored and maintained and retains an exceptional wealth of original character, with impressive exposed oak timbers, substantial ceiling beams, traditional latched cottage doors and original fireplaces throughout.

The ground floor provides well-balanced accommodation suited to both everyday family living and entertaining. The generous dual-aspect sitting room is centred around an impressive open fireplace with a timber canopy, while the separate dining room features a traditional brick hearth and original joinery. The triple-aspect kitchen and breakfast room is fitted with classic cabinetry, double ovens and generous work surfaces, with ample space for informal dining. A practical boot room and guest cloakroom complete the ground floor accommodation.

The first floor comprises four characterful bedrooms, including a generous principal bedroom with an en suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, while a secondary staircase provides access to a large boarded loft, providing excellent storage space.



Outside

The mature gardens have been extensively landscaped by the owners and are a particular feature of the property, enjoying a high degree of privacy and a peaceful rural outlook. A broad paved terrace overlooks extensive lawns and a picturesque pond with a central duck house, while established apple and fig trees, weeping willows and mature grapevines create an attractive setting. The grounds also include a heated outdoor swimming pool and an excellent range of outbuildings, including a summer house, log store and useful garden stores.

Location

Shortgate is a small and picturesque hamlet set amidst the rolling countryside of East Sussex, offering a peaceful rural setting while remaining well connected to nearby towns. Everyday amenities can be found in Ringmer and Heathfield, while the historic county town of Lewes provides an extensive range of shopping, restaurants, cafés and leisure facilities. The coastal city of Brighton and Hove offers further retail, cultural and entertainment amenities. The area is well regarded for its schooling, with respected independent schools including Cumnor House, Bede's School, Lewes Old Grammar School and Roedean, together with well-regarded state schools in the surrounding area.

Rail services from Lewes and Buxted provide regular connections to London Victoria and London Bridge, while the nearby A22 and A27 offer convenient road links across Sussex, to Gatwick Airport and the M23/M25 motorway network.

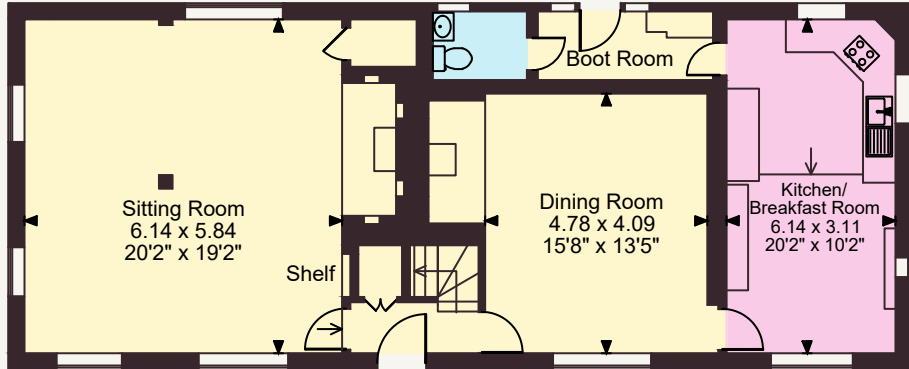
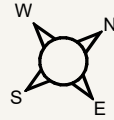
Postcode region: BN8

General

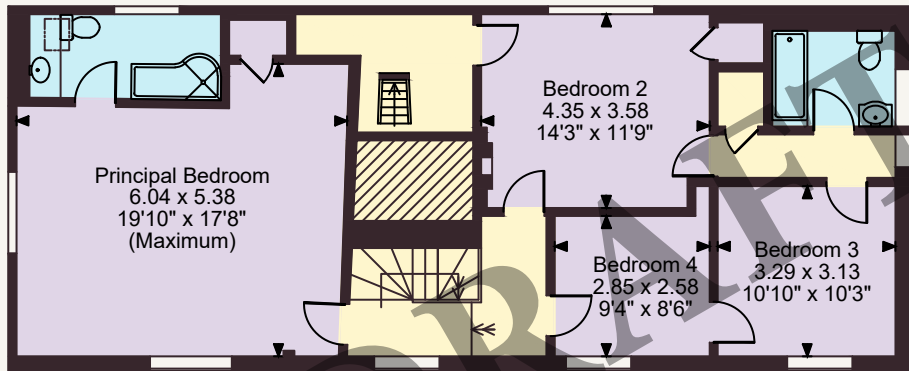
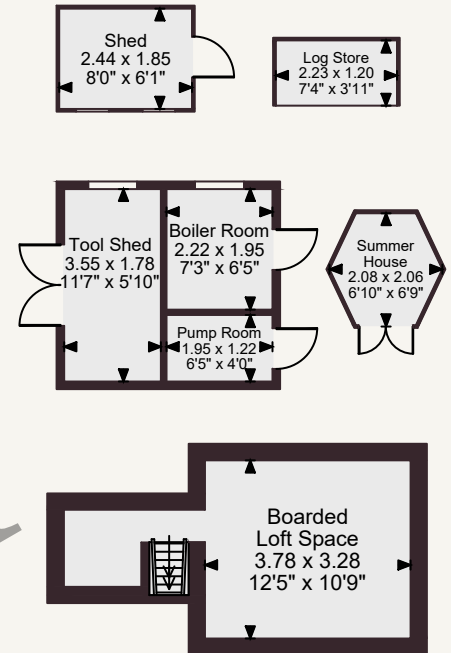
Local Authority: Wealden District Council
Services: Mains water and electricity. Oil fired boiler. Private drainage. We understand the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Vine Cottage, Terrible Down Road, Shortgate
 Main House internal area 2,134 sq ft (198 sq m)
 Boarded Loft Space internal area 175 sq ft (16 sq m)
 Outbuildings internal area 259 sq ft (24 sq m)
 Total internal area 2,568 sq ft (239 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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