

## 2 Meadow Cottages, Butchers Lane, Three Oaks, TN35 4NE

AN IMMACULATELY PRESENTED TWO BEDROOM PERIOD COTTAGE SITUATED IN THIS FAVOURED VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE WALKS, THE VILLAGE PUB AND THREE OAKS MAINLINE RAILWAY STATION CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property provides accommodation to include a living room with a fitted wood burner and bespoke storage cupboards & shelving and an 11'2 x 9'6 re-fitted kitchen/breakfast room with built-in appliances. To the first floor there is a re-fitted contemporary shower room/w.c with walk-in shower enclosure and two double bedrooms with fitted wardrobes & a feature understair recess storage area to the main bedroom. In addition, there is an 11'5 x 10'10 attic room which would make an ideal occasional room or office for those who work from home.

Outside, there is a driveway to the front providing off road parking, a raised front patio area enjoying a southerly aspect and a 29ft rear courtyard garden. Further benefits include gas fired central heating, double glazing and an early viewing is recommended to appreciate this impressive cottage in such a sought after village location.

Price £289,950

## 2 Meadow Cottages, Butchers Lane, Three Oaks, TN35 4NE



- Attractive Two Bedroom House
- Two Double Bedrooms
- Contemporary Shower Room/W.C
- Favoured Three Oaks Location
- Living Room with Wood Burner
- Attic Room/Office
- Close to Countryside Walks
- 11'2 x 9'6 Kitchen/Breakfast Room
- Driveway & Rear Courtyard

### Private Front Door to

#### Living Room

11'2 x 10'9 (3.40m x 3.28m)

#### Kitchen/Breakfast Room

11'2 x 9'6 (3.40m x 2.90m)

#### First Floor Landing

#### Bedroom One

10'2 x 8'1 (3.10m x 2.46m)

#### Bedroom Two

9'9 x 7'2 (2.97m x 2.18m)

#### Shower Room/W.C

6'10 x 4'0 (2.08m x 1.22m)

### Second Floor

### Loft Room

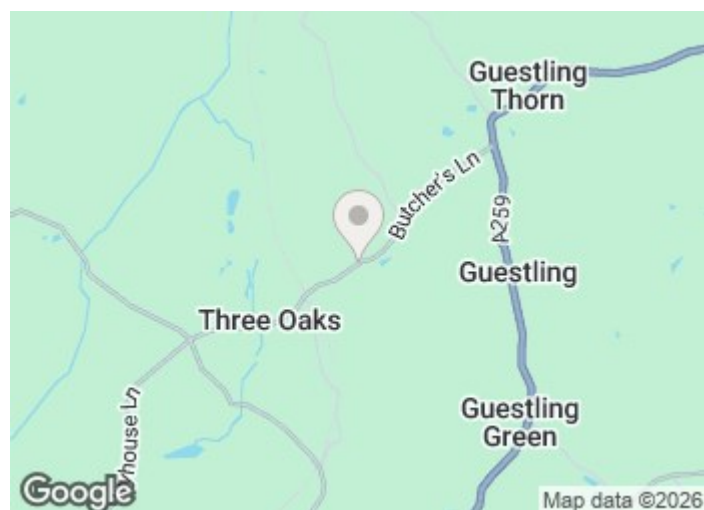
11'5 x 10'10 (3.48m x 3.30m)

### Outside

### Driveway

### Rear Courtyard

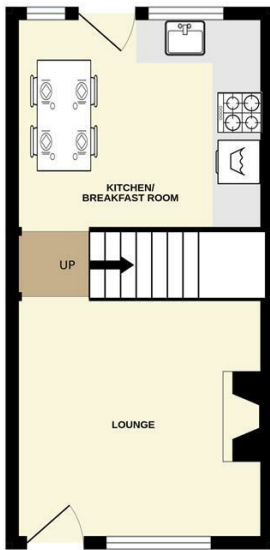
29'0 (8.84m)





# Floor Plan

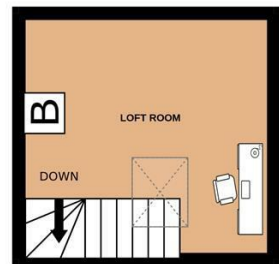
GROUND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



LOFT ROOM  
122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |