



2 Oakside

Three Cups, Heathfield, TN21

SAMUEL & SON
CHARTERED SURVEYORS

2 OAKSIDE

THREE CUPS, HEATHFIELD, EAST SUSSEX, TN21 9LU

An attractive 3 bedroom semi-detached cottage in need of updating with a good-sized garden, 2.8 acres of pasture land, stabling and further outbuilding & field shelters.

- Entrance Hall • Sitting Room • Family/Dining Room • Kitchen • Utility Room
- WC/Cloakroom • 3 bedrooms • Family Bathroom • Gardens • Off-Road Parking
- Stabling • Outbuildings • Pasture Land

IN ALL ABOUT 2.82 ACRES

Offers in excess of £530,000

Situation

The property occupies a lovely rural position, within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Three Cups and just under a mile from the village of Rushlake Green which offers facilities for everyday needs. Close by is Punnetts Town which has a Primary school, doctors surgery, village hall & recreation field. The nearby town of Heathfield is about 4 miles away offers a wider variety of recreational, shopping and other services and amenities with high street shops, including a Waitrose & Sainsburys, pre-school, primary schools and secondary school. Tunbridge Wells with its excellent shopping, leisure and grammar schools is approximately 16 miles to the north with the larger coastal towns of both Hastings and Eastbourne being within approximately a 30 minute drive.

Mainline train services are available from Etchingham, Stonegate and Wadhurst, all within 10 miles and with a regular service to London.

There is an excellent choice of schools in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Manor (Five Ashes), Vinehall (Robertsbridge), Bede's (Upper Dicker), St Andrews Prep (Eastbourne), Eastbourne College.

Description

A three bedroom semi-detached period cottage in need of modernising with potential to extend (subject to all necessary consents) with a good-sized garden which leads directly onto the land where there are timber stables, a storage barn, and two field shelters – all in a lovely setting with views across countryside to the north.

Accommodation

The living accommodation is presently set over two floors and has been extended in the past and with double glazing. On the ground floor, there is a sizable sitting room with working fireplace, an open-plan dining and living area with wood flooring and feature fireplace which leads onto the kitchen which has fitted storage units, electric cooking facilities and sink unit and it in turn opens onto a utility area and a separate WC. A door gives access to the garden.

A small stairway from the entrance hall leads up to the first floor landing where there is an airing cupboard and loft access. There are two double bedrooms and a single bedroom together with a family bathroom.

The cottage requires some renovation and modernisation and could potentially be





extended at the rear to some degree - subject to all necessary consents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Outside

The front garden is enclosed by a low brick wall with a gateway opening onto the garden & leading up to the front door. There is access to the rear garden via a side gate. To the rear of the house, a patio leads onto a sizable length of lawn which in turn leads onto the land, stables and outbuilding.

There is a separate right of access to the land and stabling via a track which is a little further up the road to the north west of the property, adjoining Rigford Farm.



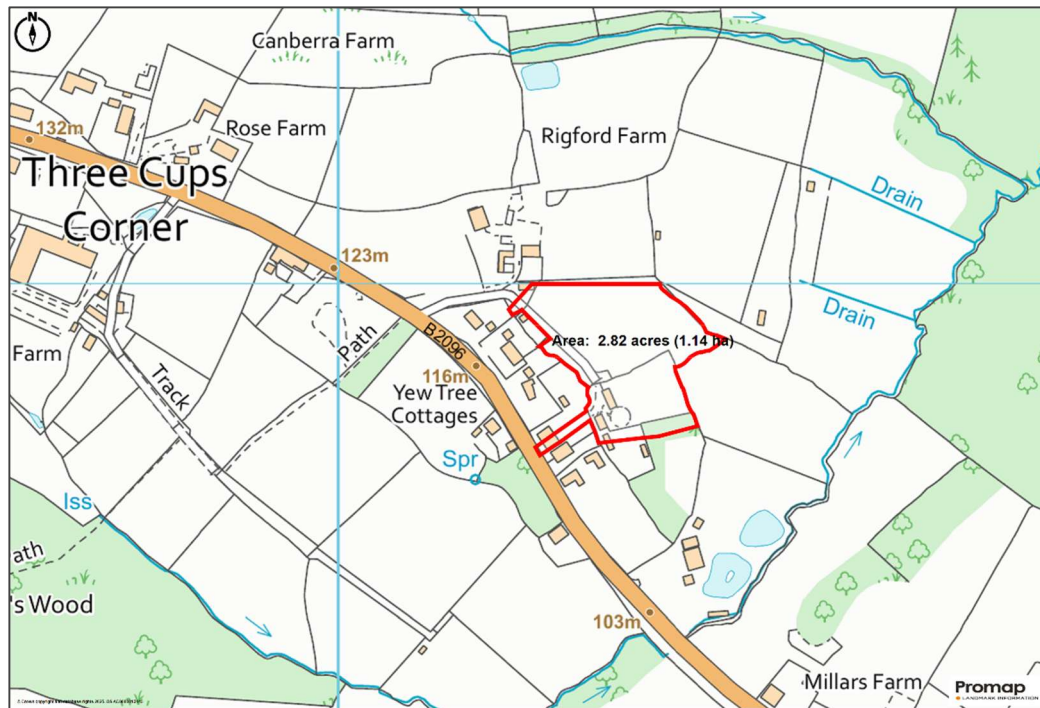
Buildings

There is an 'L'-shaped timber-built stable block with four loose boxes and a tack room and a further storage barn; they measure approximately: 15.19m x 8.26m (49'10" x 27'0") and 11.00m x 6.13m (36'1" x 20'1") these are max external dimensions.



Land

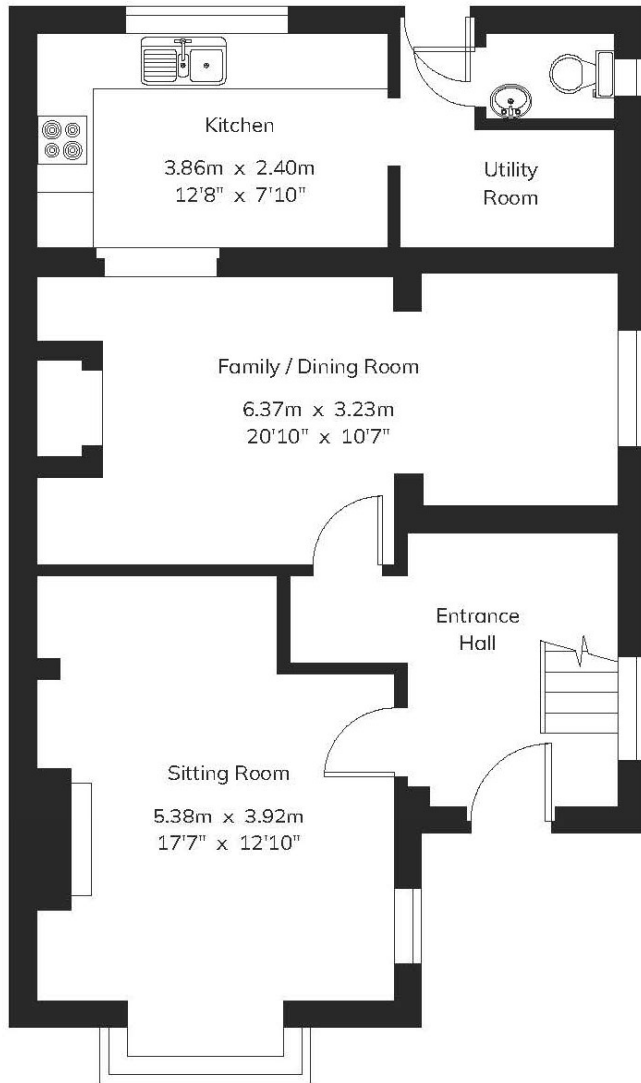
The land extends to about 2.82 acres northwards from the cottage and buildings and comprises an attractive run of pasture, with two field parcels and all enclosed by stock proof fencing with some mature trees on the boundaries.



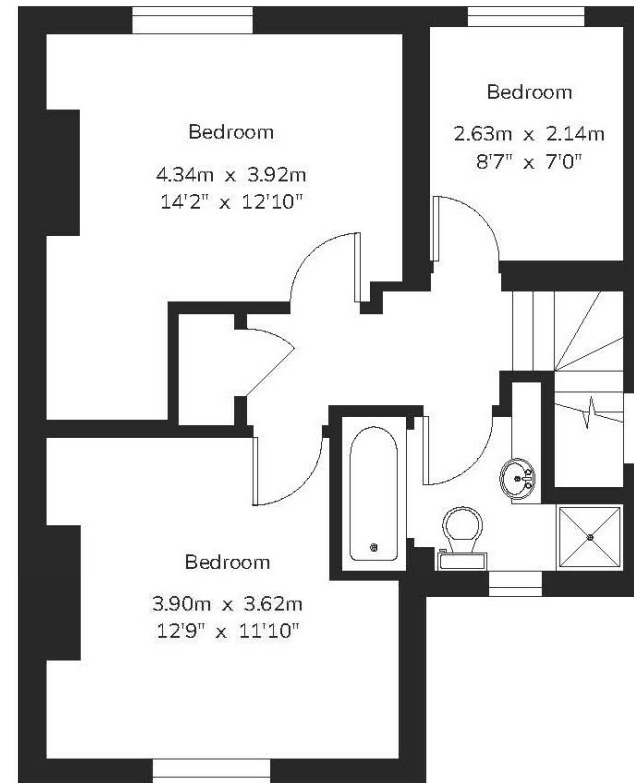


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Gross Internal Area : 111.9 sq.m (1204 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Services

Mains electricity and water & private drainage, shared with neighbour (a new septic tank fitted in May 2026)

Outgoings

Council Tax Band 'D'

Local Authority

Wealden District Council www.wealden.gov.uk

Energy Performance

EPC rating 'D'

Plans, Acreages & Boundaries

Purchasers must satisfy themselves on the location of all boundaries from the Land Registry Plans available and their own physical inspection of the property. Any acreages, areas and measurements quoted are for guidance purposes only.

Easements & Rights of Way

The property is offered for sale subject to and with the benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are various rights over the land to adjoining properties for agricultural purposes. Further information is available upon request.

Tenure

Freehold

What3Words: ///orbited.upward.crashing

Viewing

Strictly by appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

Tel: 01435 810077.

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