

**RUSH  
WITT &  
WILSON**



**Craven Cottage, Ewhurst Lane, Northiam, East Sussex, TN31 6PA.  
£399,000 Freehold**

**A spacious three bedroom attached cottage occupying a highly desirable country lane position of Northiam Village fronting onto open fields and with walking distance to the local amenities. Available to the market for the first time in almost 40 years this delightful home enjoys a generous living space to the ground floor comprising a useful entrance porch with utility and WC, well-lit 16ft kitchen, generous living room open to a separate dining room with open fireplace and adjoining conservatory. To the second floor are three principal bedrooms to include a spacious master bedroom with built in wardrobes and main bathroom suite. Outside enjoys a pleasant south-facing rear garden with a raised decked terrace, area of lawn with established borders and gated access to a private driveway complete with carport and workshop with power and lighting. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.**



## Front

Low level fencing and gate to front garden from lane, paved path to entrance porch and side elevations with access to rear, planted shrub borders to side, decked ramp leading to raised decked terrace from rear elevations.

## Entrance porch

7'4 x 5'1 (2.24m x 1.55m)

Part-glazed external door, ceramic tile flooring, further external glazed door and window to side, internal window and part glazed door to kitchen, internal timber door to utility and WC, light.

## Utility room

7'6 x 6'9 (2.29m x 2.06m)

Internal timber door, wood effect vinyl flooring, windows to each side aspect, base units with laminated counter top, inset single basin with tap, below counter spaces for fridge and washing machine, light, open access to WC.

## WC

Push flush WC, electric panel radiator, cupboard.

## Kitchen

16'6 x 7'6 (5.03m x 2.29m)

Internal door, wood effect vinyl flooring, UPVC window to side, further window to front and internal window to porch, ceiling light, internal glazed door to living room, painted timber wall panelling, radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, four ring gas hob, inset one and half stainless bowl with drainer and taps, integrated oven, grill and dishwasher, variety of power points, wall unit housing the Worcester gas boiler.

## Living room

15'8 x 11'2 (4.78m x 3.40m)

Internal door from kitchen, carpeted flooring, UPVC window to side aspect, radiator, internal door to inner hall serving the staircase, open access to dining room, stone fireplace housing a coal effect gas fire with cast iron hood over, power points, TV point.

## Dining room

11'2 x 11' (3.40m x 3.35m)

Open access from living room, carpeted flooring, open fireplace with painted timber surround, internal sliding doors to conservatory, internal glazed door to hallway serving the staircase, radiator, lighting, power points.

## Conservatory

16'4 x 8'4 (4.98m x 2.54m)

Internal sliding doors, ceramic tile flooring, UPVC window to each side aspects, French doors to the rear decked terrace, electric radiator, wall lights, power points.

## Inner hallway

Carpeted flooring, window to side aspect, internal window to conservatory, internal glazed

doors to living room and dining room, staircase to first floor landing, radiator, handrail, lighting, power points.

## Stairs and landing

Carpeted staircase and landing with access panel to loft over, light, power point.

## Bedroom 1

13' x 10'6 (3.96m x 3.20m)

Internal door, carpeted flooring, window to rear aspect, radiator, variety of built in wardrobes, power points, light.

## Bedroom 2

11'1 x 8'3 (3.38m x 2.51m)

Internal door, carpeted flooring, window to front aspect, low level eaves storage cupboard, light, power points, built in wardrobes.

## Bedroom 3

7'8 x 7'8 (2.34m x 2.34m)

Internal door, carpeted flooring, window to front aspect, light, power points.

## Bathroom

8' x 5'5 (2.44m x 1.65m)

Wood effect vinyl flooring, obscure window to side elevations, push flush WC, basin, wall panelling, shower bath suite, radiator, stone effect wall tiling.

## Rear garden

Decked terrace with timber balustrade, external French doors to conservatory, external lighting, concrete path leading to a lower section of lawn enclosed by well stocked perennial and shrub borders, garden enclosed by high level close board fencing with gate to parking area and workshop to rear.

## Car port and off road parking to rear

14' x 13'2 (4.27m x 4.01m)

Part shingle and hard standing driveway enclosed by high level close board fencing, covered car port measuring 14' x 13'2 and workshop complete with power and lighting.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

## Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

NOTE - Front extension was underpinned approximately 20 years ago.





GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

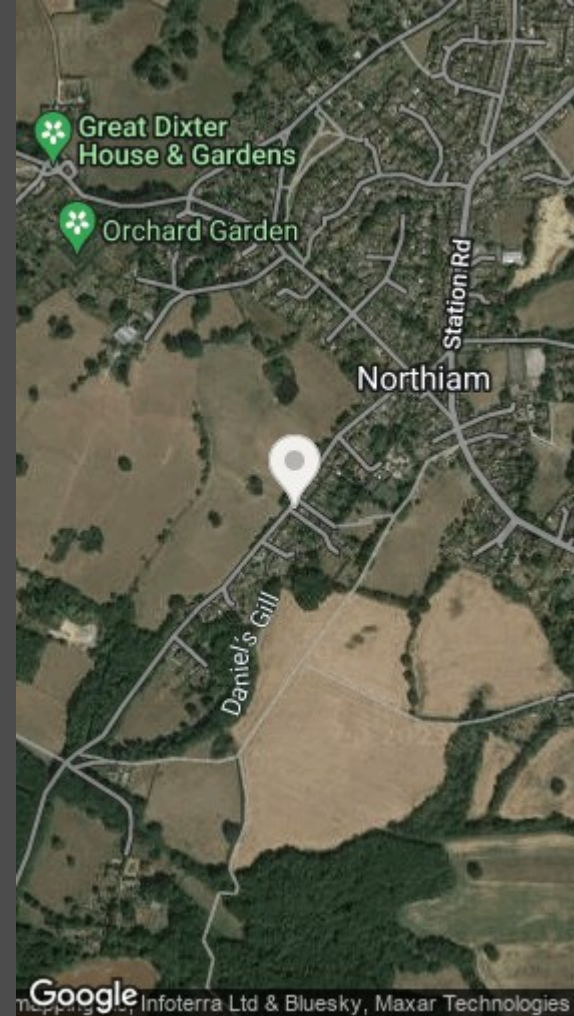


1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	59	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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