

**RUSH
WITT &
WILSON**



**Chantlers, Ewhurst Green, East Sussex, TN32 5TD.
£400,000 Freehold**

An attractive three/four bedroom attached Grade II listed character cottage located within the highly desirable village of Ewhurst Green. Accommodation comprises a generous 28ft living room with exposed brick fireplace and fitted wood burning stove, central hall with turned staircase and exposed timber flooring, ground floor shower room and shaker style oak kitchen open to an adjacent dining room. To the first floor enjoys an impressive 20ft master bedroom with striking vaulted ceiling and fitted wardrobes, two further double bedrooms, optional single and main bathroom suite. Outside enjoys a privately enclosed and low maintenance rear garden with flagstone paving and attractive cottage garden to the front. The property is located within strolling distance to the popular White Dog Inn serving hot food. The property is location in the centre of Ewhurst Green which offers excellent walking routes to Bodiam Castle, Great Dixter House and Gardens, the renowned White Dog Inn, and The Hub café/shop at Bodiam. The property also offers convenient access the A21 with Robertsbridge mainline station only 6.1 miles away offering a regular service to London Charing Cross. Hawkhurst is located just 5.5 miles away offering a colonnade of independent shops, two country pubs, hotels, a digital cinema, Waitrose and Tesco supermarkets.



Living Room
28'5 x 16'2 (8.66m x 4.93m)

Shower Room

Kitchen
16'3 x 6'8 (4.95m x 2.03m)

Dining Room
12'11 x 6'5 (3.94m x 1.96m)

First Floor

Bedroom
20'1 x 14'8 (6.12m x 4.47m)

Bedroom
14'7 x 8'1 (4.45m x 2.46m)

Bedroom
11'6 x 9'1 (3.51m x 2.77m)

Bedroom
9'11 x 6'8 (3.02m x 2.03m)

Bathroom

Agents Note
Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos

and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

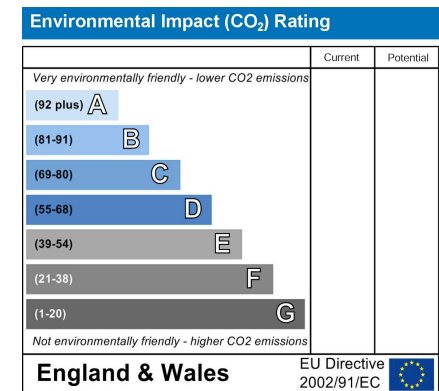
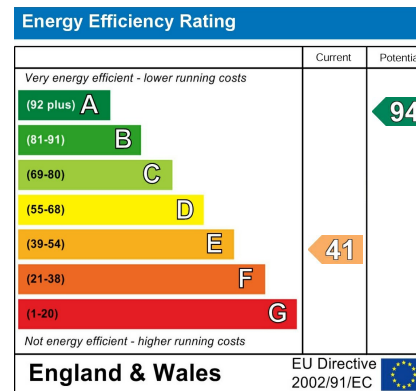
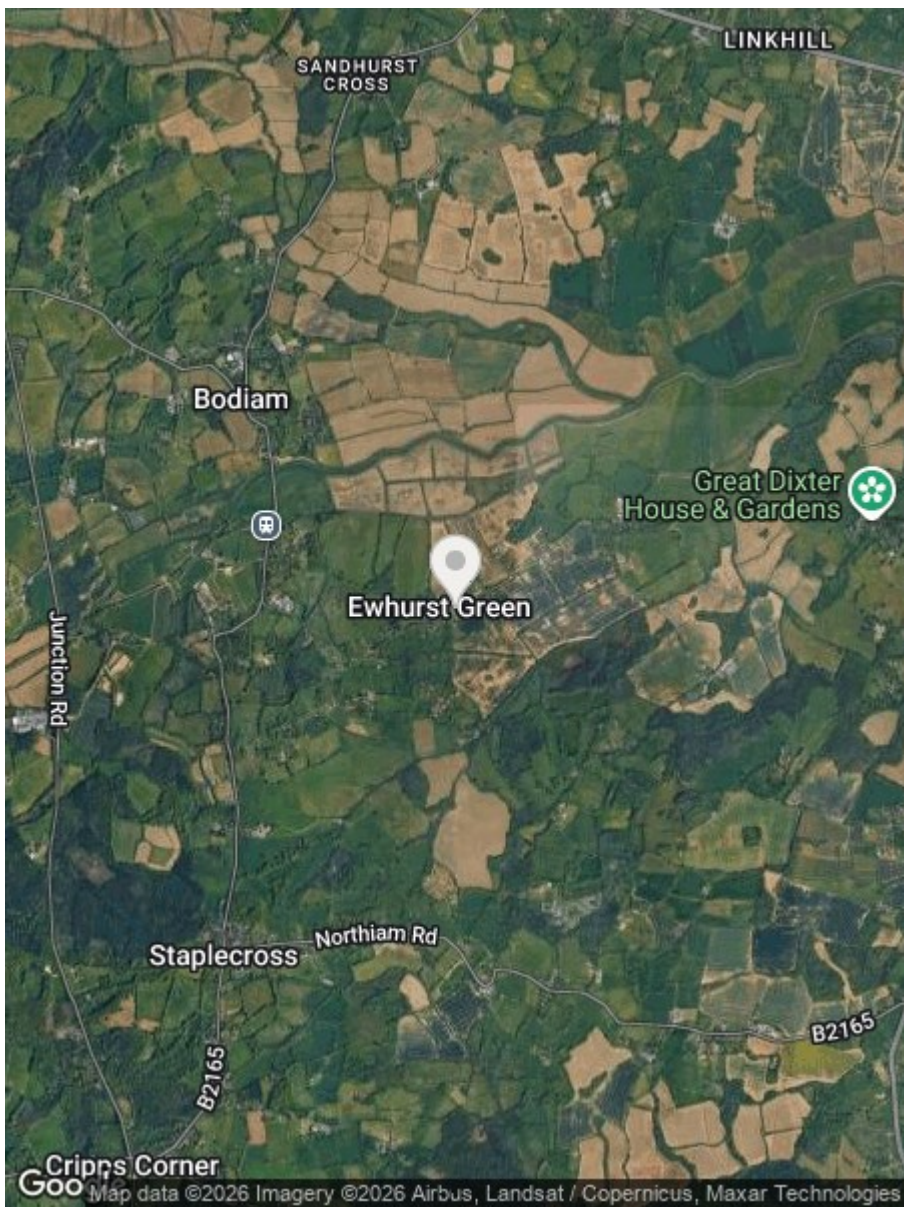
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Chantlers, Ewhurst Green, Robertsbridge, TN32

Approximate Area = 1589 sq ft / 147.6 sq m
For identification only - Not to scale





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