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FOR SALE  
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**Lawn Cottage, Main Street, Northiam, East Sussex, TN31 6LP.  
£325,000 Guide Price.**

**A charming two bedroom Grade II listed end of terrace Cottage enjoying a prime central position of Northiam Village providing immediate access to the local amenities, excellent walking routes and well renowned Great Dixter House and Gardens. The delightful home offers spacious accommodation arranged over two floors enjoying a wealth of period features throughout including exposed timber joinery, timber and brick floors, leaded timber windows and a beautiful inglenook fireplace to the main 21 living / dining room. A solid Oak kitchen with fitted Esse range oven provides access to a utility porch and ground floor snug with vaulted ceiling, French doors to the rear and fireplace housing a cast iron wood burning stove. To the first floor are two spacious double bedrooms with built in wardrobes and exposed timber flooring and traditional main bathroom suite. Externally the Cottage enjoys a private and low maintenance rear courtyard garden with a pleasant rural aspect over neighbouring Equestrian land owned by the local Parish, front garden with off road parking via gate entrance. Northiam Village benefits from 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. Offered CHAIN FREE.**



## **Front**

Low level painted picket gate leading to front garden, further low level gates providing access to off road parking space over a block pave driveway, front garden laid to lawn hosting a variety of planted borders enclosed by mature hedgerow to front, close board gate providing side access leading to rear, brick path leading to painted hardwood front door.

## **Living / dining room**

21' x 11'4 (6.40m x 3.45m)

Painted hardwood front door, exposed brick and timber flooring, exposed ceiling joinery, two windows to front elevations, exposed brick inglenook fireplace with cast iron hood, storage cupboard to alcove via timber door, turned carpeted staircase to first floor, two radiators, series of wall lights, space for dining table, open access to kitchen, selection of power points.

## **Stairs and landing**

Turned carpeted staircase to first floor with rope handrail, leaded window to snug, access panel to loft.

## **Kitchen**

11'5 x 9'1 (3.48m x 2.77m)

Open access from main living / dining room, exposed brick flooring, internal timber glazed doors to rear porch, exposed ceiling and wall joinery, window to side aspect, kitchen hosts a selection of fitted base units with matching Oak doors and Oak work surfaces over, under mounted butler sinks with brass taps, fitted ESSE cast iron range cooker, under stair storage cupboard via painted door, integrated 50/50 fridge / freezer, open access to snug, LED lights.

## **Rear porch**

11' x 5'9 (3.35m x 1.75m)

Double glazed timber doors from kitchen, quarry tile flooring, timber windows to each side aspects, French glazed doors to rear with matching sidelight windows, pitched polycarbonate roof, lighting, plumbing for appliance.

## **Snug**

12'6 x 9' (3.81m x 2.74m)

Open access from kitchen, exposed brick flooring, window to rear aspect, further timber glazed doors to rear terrace, vaulted ceiling with exposed joinery, leaded window from staircase, selection of power points, TV point, exposed brick fireplace housing a cast iron wood burning stove.

## **Bathroom**

9'5 x 9' (2.87m x 2.74m)

Exposed timber flooring, window to rear aspect, airing cupboard via timber door, push flush WC and vanity unit, radiator, ceramic wall tiling, inset bath suite with traditional style fittings, wall mirror and exposed joinery.

## **Bedroom 2**

9'6 x 9'6 (2.90m x 2.90m)

Internal door, exposed timber flooring, window to front aspect with radiator below, ceiling lights, cupboard with hanging rail, power points.

## **Bedroom 1**

11'6 x 11'4 (3.51m x 3.45m)

Internal door, exposed timber flooring, window to front aspect with radiator below, ceiling lights, feature cast iron fireplace with cupboards to alcove with hanging rail, power points.

## **Courtyard garden**

Courtyard garden with block paved seating area enjoying a delightful aspect over equestrian land to the rear, courtyard provides access to side elevations with gate to front.

## **Services**

Mains gas central heating system.

Mains drainage.

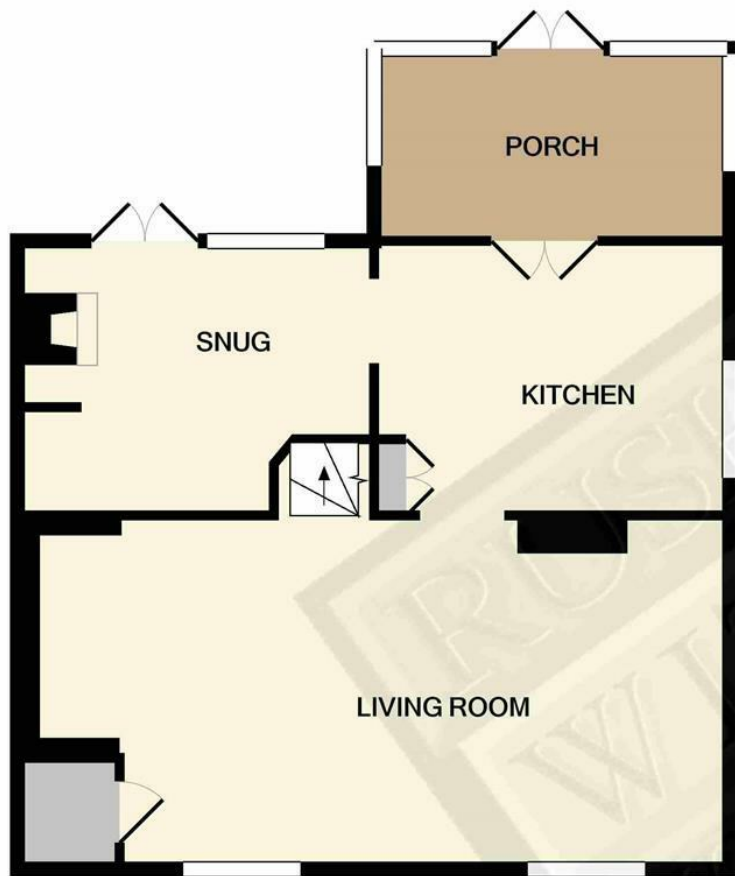
Local Authority - Rother District Council. Band D.

## **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.







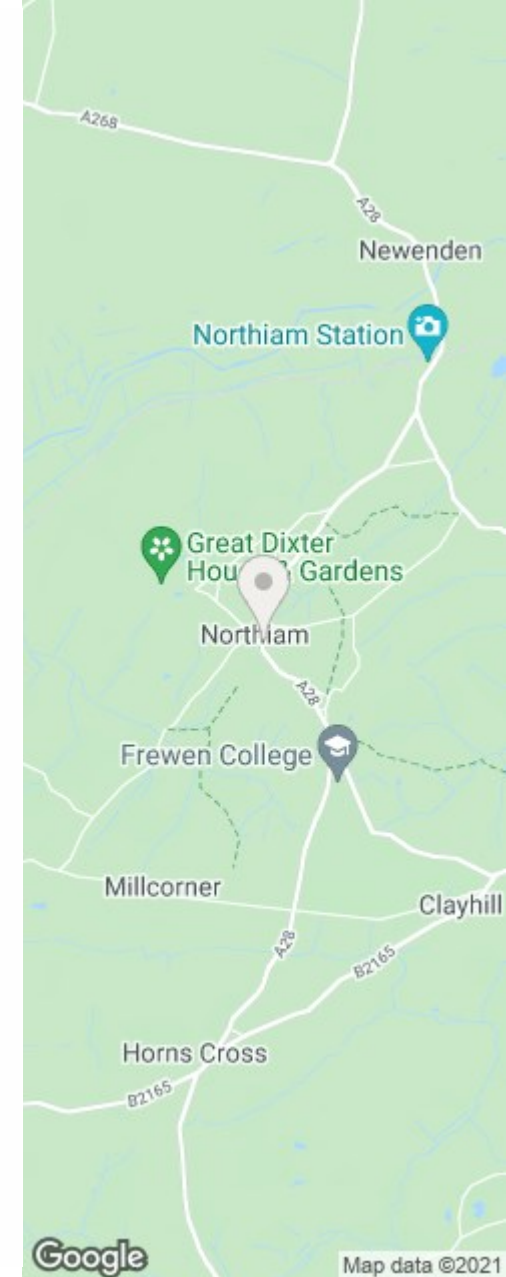
GROUND FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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