

**RUSH  
WITT &  
WILSON**



**Coombe Cottage Ewhurst Lane, Northiam, East Sussex TN31 6PD  
£450,000 - £475,000 Guide Price.**

**£450,000 - £475,000 Guide Price - An exciting opportunity has arisen to acquire a spacious three bedroom detached bungalow occupying a quiet country lane position of Northiam Village enjoying stunning rural views, generous gardens to approximately 0.5 acre and considered to offer huge scope for enhancement or extension - subject to obtaining the relevant permissions. Accommodation currently comprises a generous living / dining room, two generous double bedrooms, further single or optional study, well appointed main bathroom suite, kitchen and lean-to utility porch to the rear. Externally the property is approached via a shared driveway with gated off road parking to the rear and extensive south-facing rear garden. The property offers immediate access to a choice of excellent walking routes, Great Dixter House and gardens, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available in Tenterden and Rye just a short Drive away.**



### **Shared Driveway**

Extending to the rear leading to gated off road parking.

### **Covered Entrance**

Part glazed UPVC front door leading into:

### **Sitting Room**

19'3 x 11' (5.87m x 3.35m)

UPVC window to front, further window to side with secondary glazing, radiator, wood effect laminate flooring, recessed LED downlights, TV point, open access into:

### **Hallway**

Loft hatch access, doors off to the following:

### **Main Bedroom**

10'6 x 15'4 (3.20m x 4.67m)

UPVC window to rear, timber window to front with secondary glazing, carpet as laid, radiator.

### **Bedroom Three**

10'2 x 7'7 (3.10m x 2.31m)

UPVC window to rear, radiator, TV point.

### **Bathroom**

8'5 x 6'6 (2.57m x 1.98m)

Two obscure glazed windows to side aspect, wood effect laminate flooring, P shaped shower/bath suite with shower screen, wall mounted mirror shower, ceramic wall tiling, pedestal wash basin, push flush wc, chrome heated towel rail.

### **Bedroom Two**

10'1 x 11'9 (3.07m x 3.58m)

UPVC windows to front and side, radiator, TV point.

### **Kitchen**

7'6 x 10'6 (2.29m x 3.20m)

UPVC window to rear, part glazed UPVC door leading into utility lean to, wood effect laminate flooring, radiator, linen cupboard, cupboard housing Ideal Logik gas fired boiler, eye level unit housing consumer unit, base and wall units with oak shaker style doors fitted beneath wood effect laminated counter tops, inset single stainless bowl with drainer and

tap, tiled splashbacks, variety of above counter level power points, space for freestanding cooker with stainless steel splashback.

### **Utility Lean to**

11'1 x 8' (3.38m x 2.44m)

Windows to side, rear, two external doors, brick steps extending onto an area of hard standing, pitched roof, single skin, plumbing for washing machine.

### **Outside**

#### **Front Garden**

Laid to lawn, enclosed by mature and established hedgerow, external lighting, concrete path, beautiful views across open farmlands to the front.

#### **Side Garden**

Laid to lawn, enclosed by stock proof fencing.

#### **Rear Garden**

Predominately laid to lawn, sloping to one end backing onto agricultural land enjoying a variety of specimen trees, enclosed by high level close board fencing.

#### **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.

Council Tax Band - D

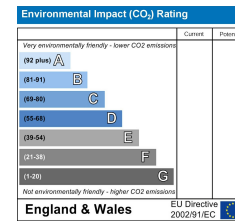
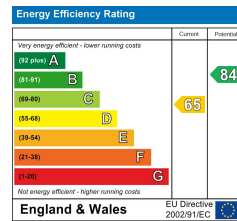


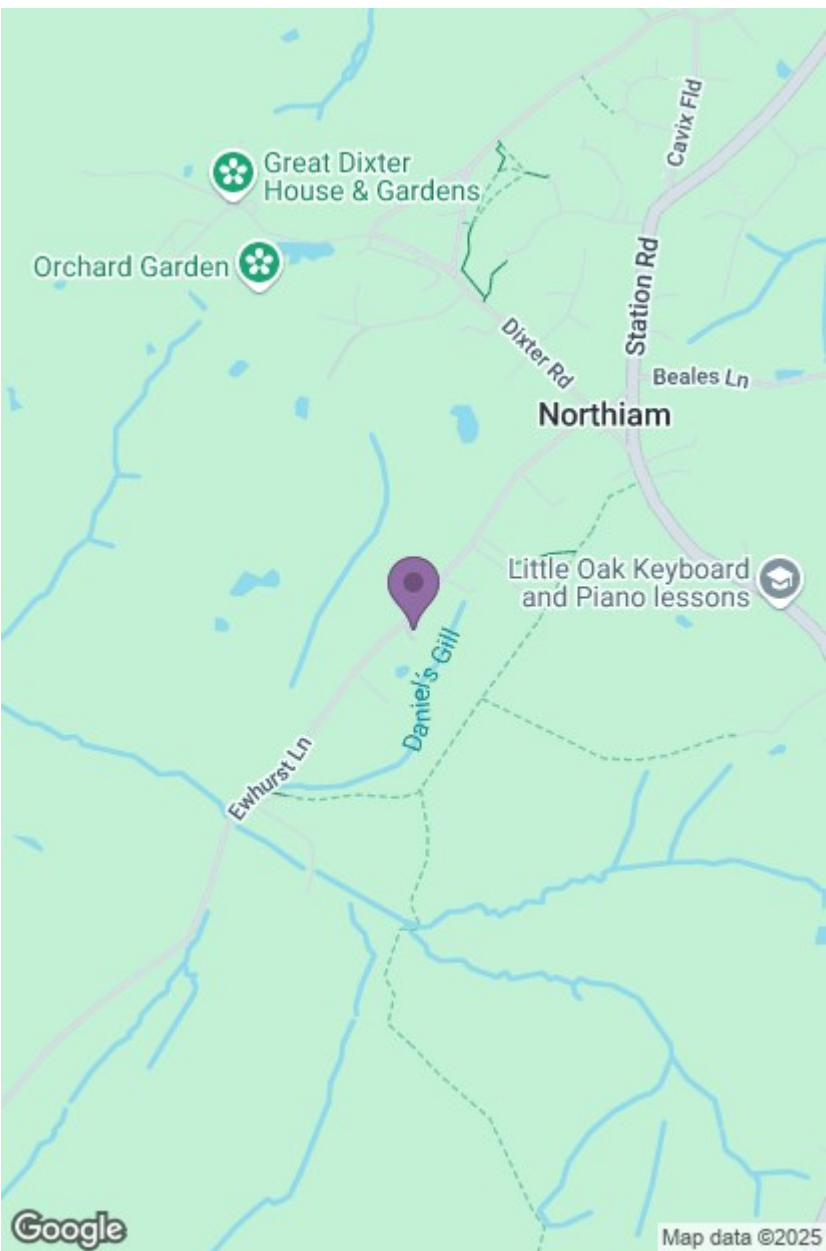
GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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