

**RUSH  
WITT &  
WILSON**



**Martinshaw Cottage, Lordine Lane, Ewhurst Green, East Sussex, TN32 5TR.  
£575,000 Freehold**

**A charming two/three bedroom semi-detached Grade II listed Cottage occupying an idyllic country lane location of Ewhurst Green Village enjoying private gardens and woodland with pond to 0.7365 acre. Accommodation comprises a 21' double aspect Kitchen / Dining room with Rayburn oven, utility room, main living room though to a separate snug with large inglenook and contemporary double-sided wood burning stove, ground floor Office / Bedroom 3 with cloakroom, and main family bathroom suite. To the first floor are two principle double bedrooms including a spacious master bedroom. Outside enjoys a delightfully private garden, set back from the lane enjoying an elevated position over the front lawns, private woodland with pond, paved front and side seating terraces, ample parking to the front with detached garage and large timber store / workshop to the rear. Located just 1.5 miles from the centre of Ewhurst Green which offers excellent walking routes to Bodiam Castle, access to the highly popular White Dog Inn serving food and The Hub café / shop. The property offers convenient access to the A21 with Robertsbridge Mainline station only 6.5 miles away offering a regular service to London Charing Cross.**



## **Front**

Accessed from lane via private tarmac driveway edged with Granite sets leading to detached garage, brick retaining wall with steps to access elevated front lawn, further path leading from drive through front gardens with elevated aspect over private woodland.

## **Entrance hall / utility room**

7'5 x 7'3 (2.26m x 2.21m)

Painted external timber door with leaded viewing pane from rear elevations, sidelight window, further leaded window to side aspect, stone effect laminate flooring, exposed brickwork and joinery, built in cupboards via painted doors complete with hanging rails and shelving below, painted internal door to Office / Bedroom 3, internal glazed door to Kitchen, ceiling light, power points, plumbing connections for appliances.

## **Office / Bedroom 3**

10'9 x 7'3 (3.28m x 2.21m)

Painted internal ledged and braced door from entrance hall, carpeted flooring, leaded windows to rear and side aspects, double radiator, exposed brickwork and ceiling joinery, selection of power points, internal painted ledged and braced door to cloakroom.

## **Cloakroom**

Painted internal ledged and braced door from Office / Bedroom 3, carpeted flooring, leaded window to side aspect, push flush WC, exposed joinery, wall mounted wash basin with taps, ceiling light and extractor fan.

## **Kitchen / Dining room (L-shaped room)**

21'3" x 11'1" (6.48m x 3.40m )

Internal glazed door from entrance hall / utility room, stone effect laminate flooring, L-shaped room with space for dining table to one end with internal door to main living room, further internal door to ground floor bathroom, leaded window to front and rear aspects, exposed brick fireplace housing a multi-purpose Rayburn cast iron range oven, exposed joinery, radiator, painted wall unit housing the consumer unit, ceiling lights, selection of power points, space for American style fridge / freezer, kitchen hosts a variety of fitted base and wall units with matching shaker style doors beneath wood block work surfaces, inset stainless one and half bowl with drainer and tap, metro tile splash backs, alarm panel.

## **Ground floor bathroom**

10'8 x 8'2 narrowest point 2'9 (3.25m x 2.49m narrowest point 0.84m)

Painted internal ledged braced door, wood effect plank laminate flooring, ceiling lights, exposed joinery, leaded window to side elevations, airing cupboard housing the hot water tank complete with slatted shelving, two single radiators, push flush WC, bath suite with painted panelling, shower enclosure with bi-folding door, ceramic wall tiling and concealed shower mixer, pedestal wash basin, cupboards via painted doors.

## **Living room**

12'4 x 8'7 (3.76m x 2.62m)

Painted ledged door from Kitchen / dining room, carpeted flooring, painted hardwood front door, internal painted door to staircase and first floor, large double sided inglenook fireplace housing a freestanding double sided Firebelly cast iron stove, exposed joinery, window to front aspect with radiator below, access to snug / reception 2, series of wall lights, power points and TV point.

## **Snug / reception 2**

12'4 x 7' (3.76m x 2.13m)

Open access from main living room adjacent to inglenook fireplace, carpeted flooring, window to front aspect with radiator below, further window to side and rear with aspect to private woodland, open access to double sided inglenook fireplace, series of wall lights, two power points.

## **Stairs and landing**

Internal door from living room, carpeted staircase and landing, leaded window to front, exposed joinery, radiator, access panel to loft over.

## **Bedroom 1**

16'5 x 10'1 (5.00m x 3.07m)

Painted internal ledged and braced door, carpeted flooring, leaded window to front aspect with radiator below, further leaded dormer window to rear aspect, built in wardrobe complete with hanging rail, vaulted ceiling with exposed joinery, selection of power points.

## **Bedroom 2**

11' x 8'4 narrowing to 6'5 to far end (3.35m x 2.54m narrowing to 1.96m to far end)

Internal ledged and braced door, carpeted flooring, leaded

dormer window to rear aspect, exposed joinery, ceiling light, selection of power points.

## **Garden / Woodland**

Large garden to front with paved seating terrace predominantly laid to lawn with mature shrub borders providing an elevated position over private woodland with a variety of specimen trees and pond, steps to driveway, further path leading to side terrace and rear elevations with external lighting and tap, path leading to garage and driveway to front, further area of lawn to rear with paved terrace leading to workshop, log store and double bunded oil tank, external door to entrance hall.

## **Detached garage**

17'8 x 10'5 (5.38m x 3.18m)

Brick built garage with manual up and over door, external light and security camera, leaded window to side aspect, alarm, power point, lighting and tap.

## **Detached Timber workshop with 2.94m adjoining log**

19'6 x 10' (5.94m x 3.05m)

External timber door from rear garden, power points and lighting, window to side aspect.

## **Services**

Oil-fired heating system

Private Drainage - Septic tank located to front lawn

## **Agents note**

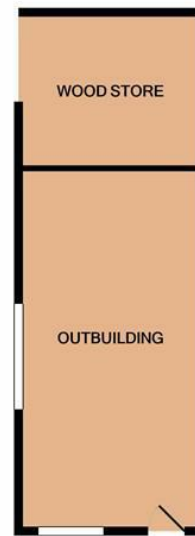
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







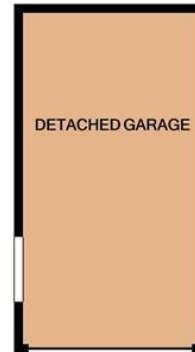
GROUND FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.8 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.3 SQ.M.)



DETACHED GARAGE  
APPROX. FLOOR  
AREA 194 SQ.FT.  
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 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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