

**RUSH  
WITT &  
WILSON**



**2 The Cottage, Ewhurst Lane, Northiam, East Sussex, TN31 6PA.  
£275,000 Guide Price Freehold**

**An attractive two bedroom semi-detached Grade II listed cottage occupying an idyllic and highly sought after country lane position of Northiam Village within strolling distance to well renowned Great Dixter House, excellent walking routes and popular Village amenities. Considered either an ideal holiday let investment, first time purchase or potential downsize this delightful home offers well presented accommodation arranged over two floors comprising a light and airy 17' main living / dining room complete with open fireplace, shaker style kitchen with stable door to the rear, well appointed ground floor shower room, first floor double and single bedrooms. Benefits also include a gas central heating system, exposed joinery and original sash windows. Outside enjoys a private courtyard garden with raised deck seating area to the rear. Off street parking is available nearby in Dixter Road. 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.**



## **Front**

Accessed from lane via low level painted picket gate shared with neighbouring Cottage, brick-paved path leading to a covered entrance and painted hardwood front door, front garden area laid to lawn enclosed by mature hedgerow to front, paved path leading to side elevations enclosed by panelled fencing providing a storage area for bins, planted lavender borders to front.

## **Living / dining room**

17' x 10'1 (5.18m x 3.07m)

Painted hardwood front door, carpeted flooring with inset coir mat, sash window to front aspect, exposed brick open fireplace with a quarry tile hearth and painted timber sill, fitted painted bookcase to alcove with low level cupboard, painted ceiling joinery, storage cupboard with further cupboard above housing the consumer unit, selection of power points, TV point, space for dining table to one end with open access to the kitchen, radiator, carpeted staircase to first floor, series of wall lights.

## **Stairs and landing**

Carpeted staircase with painted handrail, carpeted landing with pendant light over, sealed off internal door to neighbouring cottage.

## **Kitchen**

10'7 x 5'8 (3.23m x 1.73m)

Open access from living / dining room, porcelain tile flooring, external part glazed stable door to rear courtyard garden, further obscure glazed sash window to side, internal part glazed door to ground floor shower room, ceiling down lights, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath quartz effect laminated work surfaces, inset four ring electric hob, inset single stainless bowl with drainer and swan neck tap, tiled splash backs, selection of above counter level power points, wall unit housing the Worcester gas boiler, under counter spaces for fridge, plumbing for washing machine, integrated Indesit oven and grill, breakfast bar.

## **Ground floor shower room**

4'9 x 4'3 (1.45m x 1.30m)

Part glazed internal door from kitchen, slate effect tile flooring, sash window to rear elevations, ceiling down lights, push flush WC, pedestal wash basin with wood effect tile splash back, corner shower enclosure via screen door with wood effect wall tiling and shower mixer, radiator.

## **Bedroom 2**

8'1 x 7'1 (2.46m x 2.16m)

Internal ledged and braced door with Suffolk latch, carpeted flooring, exposed joinery, part leaded window to rear aspect, radiator, ceiling light, power points.

## **Bedroom 1**

10' x 9'2 (3.05m x 2.79m)

Internal ledged door with Suffolk latch, carpeted flooring, sash window to front aspect, exposed joinery, access panel to loft, exposed timber panelling, radiator, power points, light.

## **Rear courtyard garden**

Private rear courtyard garden, external door from kitchen, enclosed by fencing with raised deck seating area, storage area to side.

## **Services**

Mains gas central heating system.

Mains drainage.

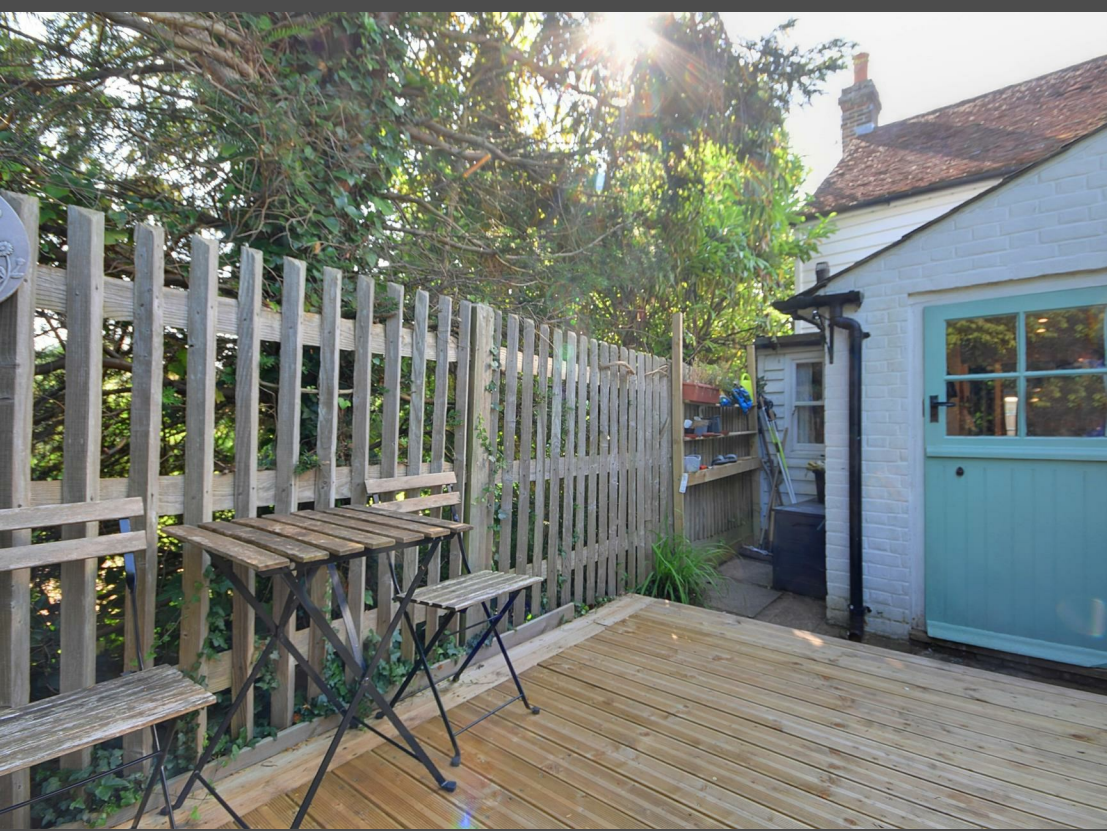
Local Authority - Rother District Council.

Conservation area.

## **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.





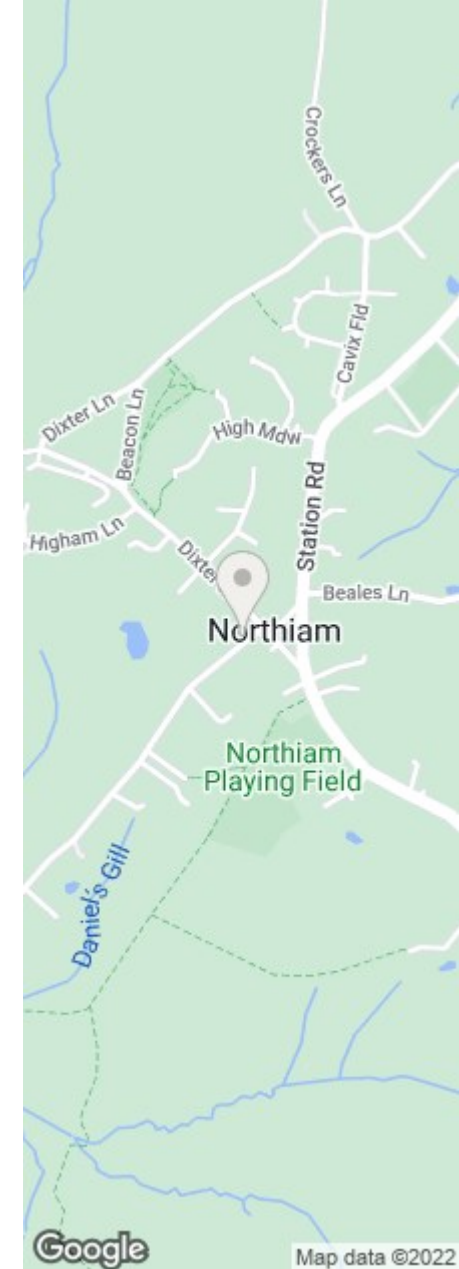
GROUND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.

1ST FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 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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