

**RUSH
WITT &
WILSON**



**1 Ashenden Cottages, Dixter Road, Northiam, East Sussex TN31 6PF
£299,950 Freehold**

A unique and rare opportunity to acquire a delightful two bedroom end of terrace Grade II listed cottage occupying a quiet country lane setting, a short stroll from both the local Village amenities and well renowned Great Dixter House & Gardens. Offering an abundance of character and period features throughout, principle living accommodation comprises a spacious main living room complete with wood burning stove, a kitchen / breakfast room, ground floor bathroom suite, on the first floor a good sized master bedroom with fitted wardrobes, further single bedroom and useful attic room. Outside offers a private rear garden to enjoy the peaceful setting, predominantly paved currently hosting a selection of planted borders and specimen trees, freestanding shed and area for greenhouse with steps leading to an allocated parking space from the lane over a shingled drive. Offered CHAIN FREE.



Front

Allocated parking space from lane over shingled drive, steps leading up to painted picket gate with trellised arch and security light providing access to property via garden.

Entrance hall

Accessed via painted cottage stable door from side elevations via garden, travertine tile flooring, ceiling down lights, wall mounted consumer unit, single radiator, Oak ledged door accessing cupboard housing Worcester gas boiler, plumbing for washing machine, power point.

Bathroom

8'6 x 6' (2.59m x 1.83m)

Accessed via Oak ledged door with Suffolk latch, Travertine tile flooring, obscure glazed window to rear elevations, traditional style radiator and bathroom suite comprising pedestal wash basin, WC, white bath enclosed by painted tongue and groove panel, travertine brick wall tiling and decorative edge, wall mounted Victorian style shower over, ceiling down lights and extractor.

Kitchen / breakfast room

13'4 x 8'7 (4.06m x 2.62m)

Accessed from hall, quarry tile flooring, kitchen hosts a selection of fitted base and wall units with traditional shaker style doors beneath granite effect laminated work surfaces, breakfast bar, inset ceramic basin with mixer tap, ceramic splash backs, selection of power points above counter level, eye level display cabinets, space for freestanding oven with extractor canopy and light over, wall light, cottage style window to side elevations, access to main living room, carpeted staircase to first floor with storage area below providing space for appliances below counter top, exposed timbers and ceiling light, leaded internal window to living room.

Living room

16'2 narrowing to 10'4 x 12'5 (4.93m narrowing to 3.15m x 3.78m)

Accessed from kitchen / breakfast room, carpeted flooring, cottage style window to front elevations with radiator below, fireplace housing a freestanding wood burning stove upon a brick hearth, internal leaded window to kitchen, exposed joinery throughout, porthole window to front, a selection of wall lighting and power points, TV point.

Stairs and landing

Carpeted staircase from kitchen leading to first floor landing, ceiling down lights, further carpeted staircase to attic room.

Bedroom 1

10'5 x 10'4 (3.18m x 3.15m)

Accessed via collapsible ledged door, carpeted flooring, window to front aspect across lane, radiator below, exposed joinery throughout, wall lighting, power and TV aerial connection, fitted wardrobes complete with hanging rail and shelving over accessed via painted louvre doors.

Bedroom 2

9'5 x 7'3 (2.87m x 2.21m)

Accessed via painted ledged door, carpeted flooring, window to side aspect, exposed ceiling joinery, ceiling down lights, eaves storage cupboard, power and phone point, single radiator.

Attic room

10'6 x 8'2 (restricted head height) (3.20m x 2.49m (restricted head height))

Accessed via carpeted staircase from first floor landing, window in gable end to side elevations, carpeted flooring, ceiling down lights, power and phone point, fitted storage cupboard complete with hanging rail and power point.

Garden

Accessed from front via painted picket gate, predominantly paved area enclosed by a combination of specimen trees and close board feather-edged fencing, stone edged borders with ornamental shrubs, shingled area with freestanding shed, area of hard standing for greenhouse, paved path leading further painted picket gate leading to smaller lawned area to front, brick edged rose bed, external lighting, tap and power point.

Services

Mains gas central heating system, mains drainage.

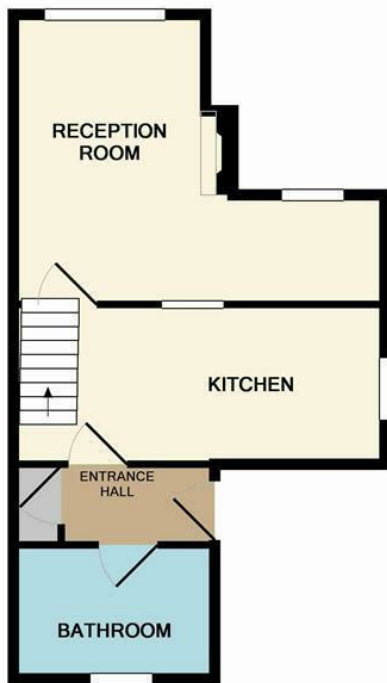
Local Authority - Rother District Council.

Agents note

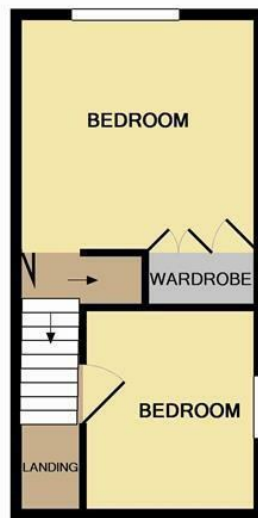
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



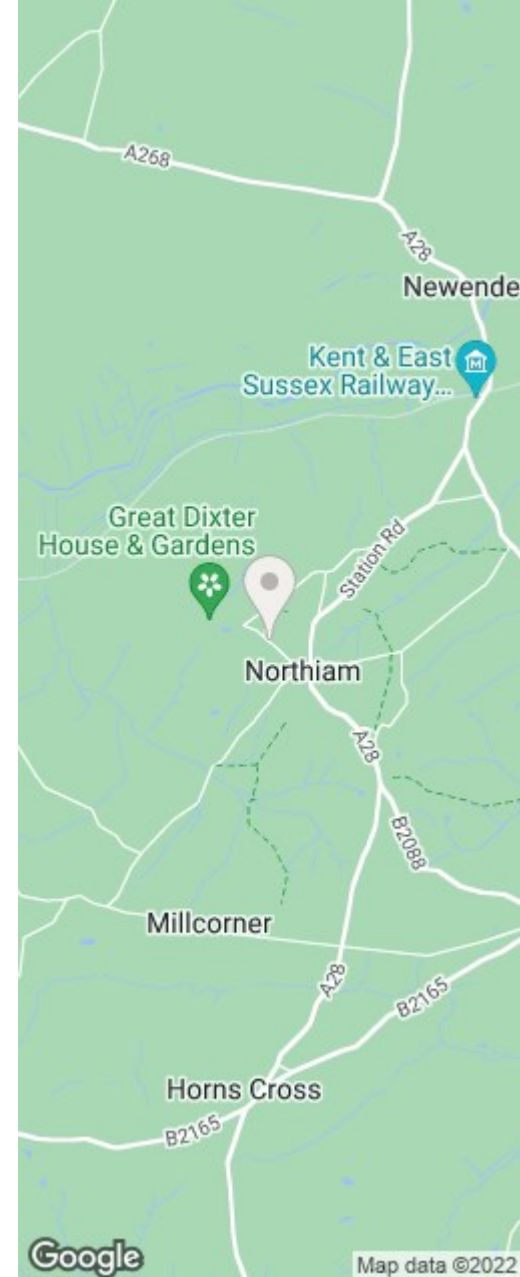
1ST FLOOR
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 113 SQ.FT.
(10.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**