

**RUSH
WITT &
WILSON**



**Woodbine Cottage Ewhurst Lane, Northiam, East Sussex TN31 6PD
Offers In Excess Of £435,000**

Rush Witt & Wilson are pleased to offer this well-presented detached chalet style residence occupying a popular lane location within a short walk of the village. The well-proportioned accommodation is arranged over two floors and comprises an kitchen, living room, utility area, bedroom 3/study with en-suite shower room, family/dining room with log burner and conservatory on the ground floor. On the first floor are two double bedroom and the family bathroom. Outside the property offers good sized established gardens to the rear, off road parking and a detached single garage. Further benefits include double glazed windows and gas central heating. For further information and to arrange a viewing please call our Northiam office on 01797 253555.

Living Room

18'9 max x 13'11 max (5.72m max x 4.24m max)

With entrance door and obscured glazed side windows to the side elevation, stairs rising to the first floor with storage cupboard beneath, radiator and window to the front elevation.

Bedroom 3

10'9 x 8'11 (3.28m x 2.72m)

With window to the front elevation, radiator and connecting door to:

En-Suite Shower Room

White suite comprising low level W.C, wash-hand basin with storage beneath and tiled splash-back, tiled shower cubicle, radiator and obscured glazed window to the side elevation.

Kitchen

10'9 x 9'11 (3.28m x 3.02m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset ceramic 1.5 bowel sink and drainer unit and tiled splash-backs, inset four ring gas hob with extractor canopy above, wine rack, upright unit housing integrated double oven,

space and point for low level fridge/freezer, space and point for dishwasher, radiator, window to the side elevation and door giving access to the garden. Archway opening to:

Utility Area

9'1 x 6'8 (2.77m x 2.03m)

Fitted with a range of shaker style cupboard base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drain unit and tiled splash-backs, cupboard housing wall mounted gas fired boiler, space and plumbing for washing machine, space and point for tumble dryer, door leading to the Living Room and double doors opening to:

Conservatory

12'9 x 10'10 (3.89m x 3.30m)

Being triple aspect with a range of windows and double doors to the rear giving access to the garden and radiator, vinyl flooring.

Family/Dining Room (L shaped room)

16'0 max x 15'0 max (4.88m max x 4.57m max)

With window to the rear elevation, radiator and feature fireplace with inset log burner.

First Floor**Landing**

Part galleried with stairs rising from the Living Room, radiator and window to the side elevation. Doors leading to:

Bedroom 1

14'10 max x 14'0 max (4.52m max x 4.27m max)

With window to the rear elevation overlooking the garden, built in wardrobe, access to eaves storage and radiator.

Bedroom 2

14'0 x 11'10 (4.27m x 3.61m)

With window to the front elevation enjoying a pleasant outlook over open farmland, radiator, access to eaves

storage space and shelved airing cupboard housing insulated hot water tank.

Bathroom

White suite comprising white gloss vanity unit with inset wash-hand basin and low level WC, panelled bath with fixed shower above and screen, heated towel rail, tiled walls and obscured glazed window to side elevation

Outside**Detached Garage**

20'0 x 9'5 (6.10m x 2.87m)

With up and over door to the front and personal door to the side elevation, light and power connected.

Gardens

A gravel driveway provides off road parking/turning space for several vehicles and access to the Detached Single Garage with a raised bed planted with a selection of shrubs and seasonal flowers and established hedging to the front boundary. Gated side access leads to:

The established rear garden offers a generous patio area and decked terrace accessed from the Conservatory considered ideal for outside dining and entertaining with steps descending to a gentle sloping area of lawn bordered with established beds planted with a selection of mature shrubs, trees and seasonal flowers. A paved pathway leads to a further area of terraced garden enjoying a pleasant outlook over a neighbouring pond and area of woodland. There are also two timber garden stores and a greenhouse.

Agent 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 854 SQ.FT.
(79.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		77
	59	
England & Wales	EU Directive 2002/91/EC	



