

**RUSH  
WITT &  
WILSON**



**Cleve Cottage, Mill Corner, Northiam, East Sussex, TN31 6HT.  
£575,000 Guide Price.**

**CHAIN FREE - An attractive four bedroom Grade II listed end of terrace Cottage set with extensive gardens to 0.33 acre located within a peaceful and highly desirable Hamlet of Mill Corner Northiam. This delightful home offers spacious and versatile living accommodation to the ground floor comprising a 20' main living room with exposed joinery and fireplace housing a Stovax wood burning stove, double doors extending to a 26' full with conservatory, ground floor bedroom or home office with shower room, dining room with open fireplace, Cottage style kitchen with Range oven and further office / study with adjoining WC. The first floor offers three spacious double bedrooms and main family bathroom suite with shower. Externally enjoys an extensive rear garden with full width paved terrace with well stocked planted perennial and shrub borders leading onto an open area of lawn with specimen trees and five-bar gated access to a private orchard area with treehouse to one end. To the front additionally offers a private front garden, shingled off road parking for three vehicles, detached garage with electric car pod-point charger and adjoining timber workshop /store, greenhouse and wood store. The immediate area offers an excellent choice of walking routes to neighbouring Ewhurst Green and Bodiam including a short walk to the Village centre itself providing a choice of convenience stores, Post Office, dentist surgery, doctors and opticians, popular bakery, hardware store, Primary School and well renowned Great Dixter House and Gardens. Further High Street Shopping is available at both Tenterden and Rye with the coastline at both Camber at Hastings just 12 miles away.**



### **Front garden**

Accessed from drive via painted picket gate, paved path to front elevations, area of lawn enclosed by established Conifer and Beech hedgerow to front, variety of planted perennial and shrub borders, low level close board fencing to neighbouring Cottage, painted hardwood front door with external light.

### **Driveway**

Shingled driveway from lane for three vehicles, detached garage with adjoining store, low level wall with painted picket gate and trellised arch to front garden, further close board fence incorporating gate to rear terrace and garden from driveway.

### **Garage**

21' x 10' (6.40m x 3.05m)

Manual up and over door to front, window to side and rear, further external door to side, power and lighting, pod-point.

### **Store / Workshop**

12'3 x 11'6 (3.73m x 3.51m)

Double painted timber doors to front elevations, windows to side and front, external door to rear, lighting.

### **Entrance lobby**

Hardwood front door, parquet flooring, internal door to living room and dining room severally, ceiling light.

### **Living room**

20'2 x 15'9 narrowing to 11'5 (6.15m x 4.80m narrowing to 3.48m)

Internal door from lobby, windows to front aspect with radiator below, carpeted flooring, exposed upright timbers and ceiling joinery, exposed brickwork, inglenook fireplace with Oak bressumer housing a Stovax wood burning stove over a brick hearth, carpeted staircase to first floor, arched hard wood door to kitchen, internal window and French doors to conservatory, fitted bookcases, power points, TV point and wall lights.

### **Stairs and landing**

Carpeted staircase and landing, light, storage recess with carpeted flooring, consumer unit.

### **Dining room / snug**

11' x 9'7 (3.35m x 2.92m)

Internal door from lobby, parquet flooring, window to front aspect with radiator below, exposed ceiling joinery, part glazed door to Office, internal door to kitchen, exposed brick open fireplace, wall lighting, power points.

### **Office / Study**

12' x 6'8 (3.66m x 2.03m)

Internal door, carpeted flooring, windows to front and side elevations, radiator, fitted timber base unit, pendant light, power points, wall thermostat, internal sliding door to WC.

### **WC**

6'1 x 2'8 (1.85m x 0.81m)

Internal sliding door, carpeted flooring, obscure glazed window to rear, ceiling joinery, push flush WC, wall mounted corner wash basin with tiled splashback.

### **Kitchen**

13' x 8' (3.96m x 2.44m)

Internal door from living room and dining room severally, further internal door and windows to rear conservatory, stone flooring, ceiling joinery, kitchen hosts a selection of fitted base and wall units with Pine shaker style doors beneath solid timber worksurfaces, drainer grooves, under mounted Butler sink with brass taps, under counter spaces for washing machine and dishwasher, cupboard housing boiler, Rangemaster 110 oven with tiled splash back, extractor canopy and light over, power points, space for fridge / freezer.

### **Conservatory**

26'8 x 6'7 narrowing to 4'5 (8.13m x 2.01m narrowing to 1.35m)

Beech effect laminate flooring, dwarf wall with windows to rear elevations, external glazed door to side to rear gardens, exposed brickwork, further French doors leading onto the rear terrace, two internal windows and hardwood door with viewing pane to the kitchen, radiator, window and internal glazed French doors to the main living room, built in storage cupboards via timber doors to one end, pendant lights, internal door to ground floor bedroom or office, power points.

### **Ground floor bedroom / Office**

13' x 7'3 (3.96m x 2.21m)

Painted internal ledged and braced door, Beech effect laminate flooring, vaulted ceiling with exposed joinery, timber window to the side aspect, power points, radiator, internal door to shower room.

### **Shower room**

4'6 x 4'3 (1.37m x 1.30m)

Internal door, tiled flooring, timer window to rear, ceiling light, external door with diamond shaped viewing pane to side elevations, push flush WC, wall mounted wash basin, timber wall panelling, radiator, cupboard, shower enclosure with ceramic wall tiling and electric shower, extractor fan.

### **Bedroom 2**

11'8 x 11'4 (3.56m x 3.45m)

Internal door, carpeted flooring, window to front aspect, radiator, exposed joinery, light, power points, internal door to wardrobe.

### **Bedroom 1**

13'4 x 8'5 (4.06m x 2.57m)

Internal door, carpeted flooring, window to rear aspect, radiator, pendant light, power points.

### **Bedroom 3**

11'3 x 9'8 (3.43m x 2.95m)

Internal door, carpeted flooring, window to front, radiator, exposed joinery, power point and light.

### **Bathroom**

8'7'6 x 7'9 (26.67m x 2.36m)

Internal door, exposed timber flooring, window to rear aspect, access panel to loft, tongue and groove wall panelling, panelled bath suite with traditional style fittings and tiled splashbacks, Heritage style pedestal basin and WC, selection of built in cupboards with slatted shelving and further airing cupboard, shower enclosure with electric shower mixer, wall and ceiling light.

### **Rear gardens**

Extensive rear garden led from a large paved terrace from the rear elevations, gate to driveway and garage, open area of lawn with a variety of well stocked planted perennial and shrub borders, external lighting and tap, further paved terrace from single storey bedroom / office with trellising, specimen Conifers, planted Heather, Lavender and Rose beds, external doors to garage and store severally, Greenhouse, specimen Copper Beech and Birch trees, lawn enclosed by close board fencing and mature hedgerow extending to a timber five bar gate to one end leading into a an orchard with a variety of soft fruit bushes, planted Apple and Pear trees enclosed by low level post and rail fencing with additional stock proof fence, treehouse.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

### **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 968 SQ.FT.  
(90.0 SQ.M.)



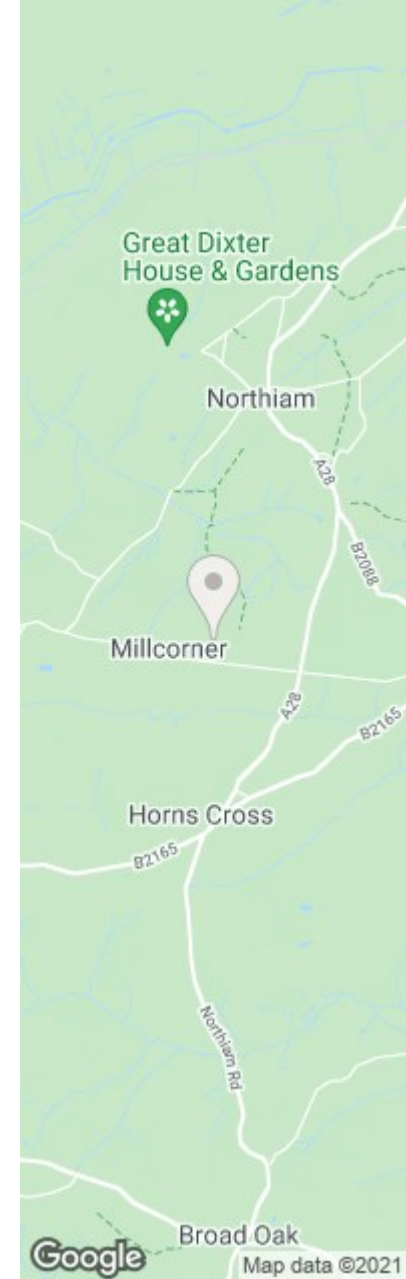
1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)



DETACHED OUTBUILDINGS  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1804 SQ.FT. (167.6 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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