



MOLONEY COUNTRY PROPERTY



SPINNEY COTTAGE EWHURST GREEN

SPINNEY COTTAGE, DAGG LANE, EWHURST GREEN, EAST SUSSEX TN32 5RD

A CHARMING, UNLISTED ATTACHED PERIOD COTTAGE IN A TRANQUIL LOCATION ON THE OUTSKIRTS OF THE HISTORIC VILLAGE, A SHORT DISTANCE FROM THE RENOWNED BODIAM CASTLE. RECEPTION ROOM WITH INGLENOOK FIREPLACE, BESPOKE KITCHEN/DINING ROOM, 3 DOUBLE BEDROOMS, 2 BATH/SHOWER ROOMS NOW OFFERING SCOPE FOR UPDATING. DELIGHTFUL AND ENCHANTING FEATURE GARDENS (INCLUDING A WOODLAND DELL) SURROUND THIS UNIQUE PROPERTY. DETACHED GARAGE. OFF ROAD PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN/DINING ROOM. SHOWER ROOM. STAIRCASE ONE TO BEDROOM ONE WITH JACK AND JILL EN-SUITE BATHROOM. DOUBLE BEDROOM TWO, DOUBLE BEDROOM THREE. SECOND STAIRCASE LEADING BACK DOWN TO THE SITTING ROOM. EXCELLENT OFF ROAD PARKING. DETACHED GARAGE WITH UTILITY AREA, WORK BENCH AND STORAGE. FEATURE GARDENS. TIMBER STORE. OFCH.



Pathway to wooden painted front door with small window to side to:

ENTRANCE HALL: Painted cottage doors to all rooms. Staircase with painted balustrade and handrail to the first floor. Understairs storage cupboard with cloaks hooks. Granite tiled floor. Steps up to:

SITTING/DINING ROOM: 5.18m x 5.00m (17' x 16'5") Double aspect room with twin metal casement windows enjoying views over the front garden. Two wooden casement windows enjoying views over the rear garden, Wooden painted door with inset leaded light panel leading out to the rear raised terrace. Inglenook fireplace with Bresummer beam over, inset with Stovax wood burning stove. Inset lighting. Brick hearth. Part panelled painted walls. Extensive ceiling beams. Wooden floor. TV point. Sky connection. Second staircase to the first floor.

KITCHEN/BREAKFAST ROOM: 5.18m x 2.75m (17' x 9') Metal casement window enjoying views to the front, matching window to side. Double opening wooden casement doors leading out to the rear raised decked terrace. Fitted with bespoke range of painted base and wall units with co-ordinating Corian worktop over inset with single bowl, single drainer stainless steel sink unit. Space for upright fridge/freezer. Plumbing for dishwasher. Electric range style cooker with stainless steel splash back & chimney style extractor/light above. Drawer pack. Tiled splash backs. Wood block floor. Painted panelled wall. Wall light points. Ladder style heated towel rail. Space for dining table.

SPLIT LEVEL SHOWER ROOM: Wooden double glazed casement windows enjoying views over the rear garden. Fitted with contemporary style white suite comprising WC with matching seat, pedestal mounted hand basin with tiled splash back. Walk in shower cubicle. Travertine tiled floor. Ladder style heated towel rail. Wall light point. Extractor.



GUIDE PRICE £ 550,000



From the entrance hall,

STAIRCASE ONE TO THE FIRST FLOOR: Exposed brick chimney breast to side. Small landing with wooden double glazed casement window enjoying views over the front garden and countryside beyond. Painted cottage door to:

BEDROOM ONE: 4.75m x 3.96m (15'7 x 13') Triple aspect room. Wooden double glazed casement window to the front and to the side. Matching twin windows to the rear. Two wall light points. TV point. Sky connection. Painted cottage door to:

JACK AND JILL BATHROOM: Wooden double glazed casement window to the rear. Fitted with white WC with matching seat. Hand basin with shelf, mirror, shaver/light above. Free standing claw foot bath with central telephone shower. Marble tiled floor. Ladder style heated towel rail. Leaded light glazed panel overlooking the stairwell. Extractor. Inset ceiling lighting. Airing cupboard housing hot water tank. Two steps with narrow limited height door to:



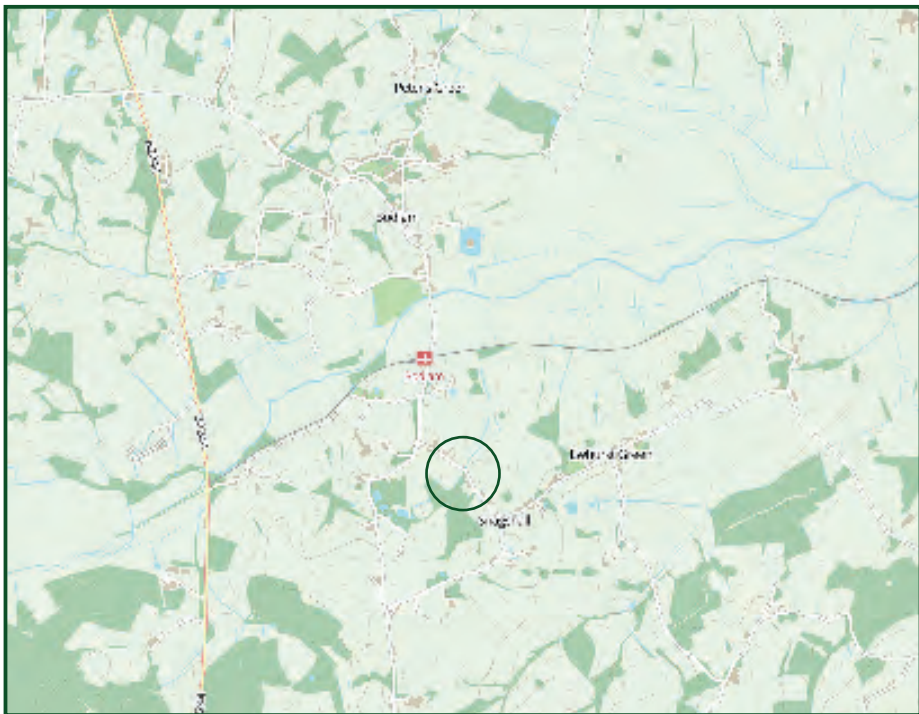
BEDROOM TWO: 4.95m x 3.20m (16'2 x 10'6) Small wooden casement window to the rear, matching wooden casement window enjoying views over the front garden and countryside beyond. Wall beams. Original wooden floor. Door to:

SECOND LANDING: Wooden casement window enjoying views over the front garden and countryside beyond. Wall beams. Painted cottage door to:

BEDROOM THREE: 3.72m x 2.02m (12'2 x 6'7) Wooden casement window enjoying views over the rear garden and countryside beyond. Loft hatch.



OUTSIDE: The property is approached from the lane via wooden five bar vehicular gate set into hedged boundary giving access to parking area and the Detached Garage [5.80m x 2.90m (19'10 x 9'5)] presently used as log store/workshop & utility area with plumbing for washing machine & space for further appliances. Personal door to the rear with window alongside. The front garden is of good proportions planted with an immense array of cottage garden plants and other specimen plants and trees. To the right hand side of the garage is a meandering pathway leading round to composting and work area & oil tank. A pathway leads to the front door with paved pathway leading round to the delightful, beautifully planted woodland garden at the rear of the property. Steps lead up to an elevated, part decked/part old brick terrace with rose planted beds. A grass walkway leads round to the main part of the garden. Small paved terrace with access to a timber garden store. Steps lead down into the bluebell woodland dell with a stream at the bottom forming the boundary with the adjoining property. Secret woodland picnic area with pathway leading back up to the rear of the garage. Grant oil fired boiler in secure metal housing to the rear of the property, servicing hot water and central heating.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains water & electricity are connected. Oil Fired Central Heating. Septic tank (which also serves adjoining cottage.)

FLOOR AREA: 144 m² (1,507 ft²) Approx.

EPC RATING : 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'G'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling on the A268 between Hawkhurst and Northiam, in Sandhurst, turn into the Bodiam Rd in the centre of the village. Continue on this road, turning left at the junction. Continue down the hill, passing Bodiam castle on the left, cross over the bridge and the level crossing, taking the next left turn into Dagg Lane. Spinney cottage will be found on the right at the bottom of the hill.

What3Words (Location): [///muddle.restore.commuted](https://www.what3words.com/#!/muddle.restore.commuted)

VIEWING: All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

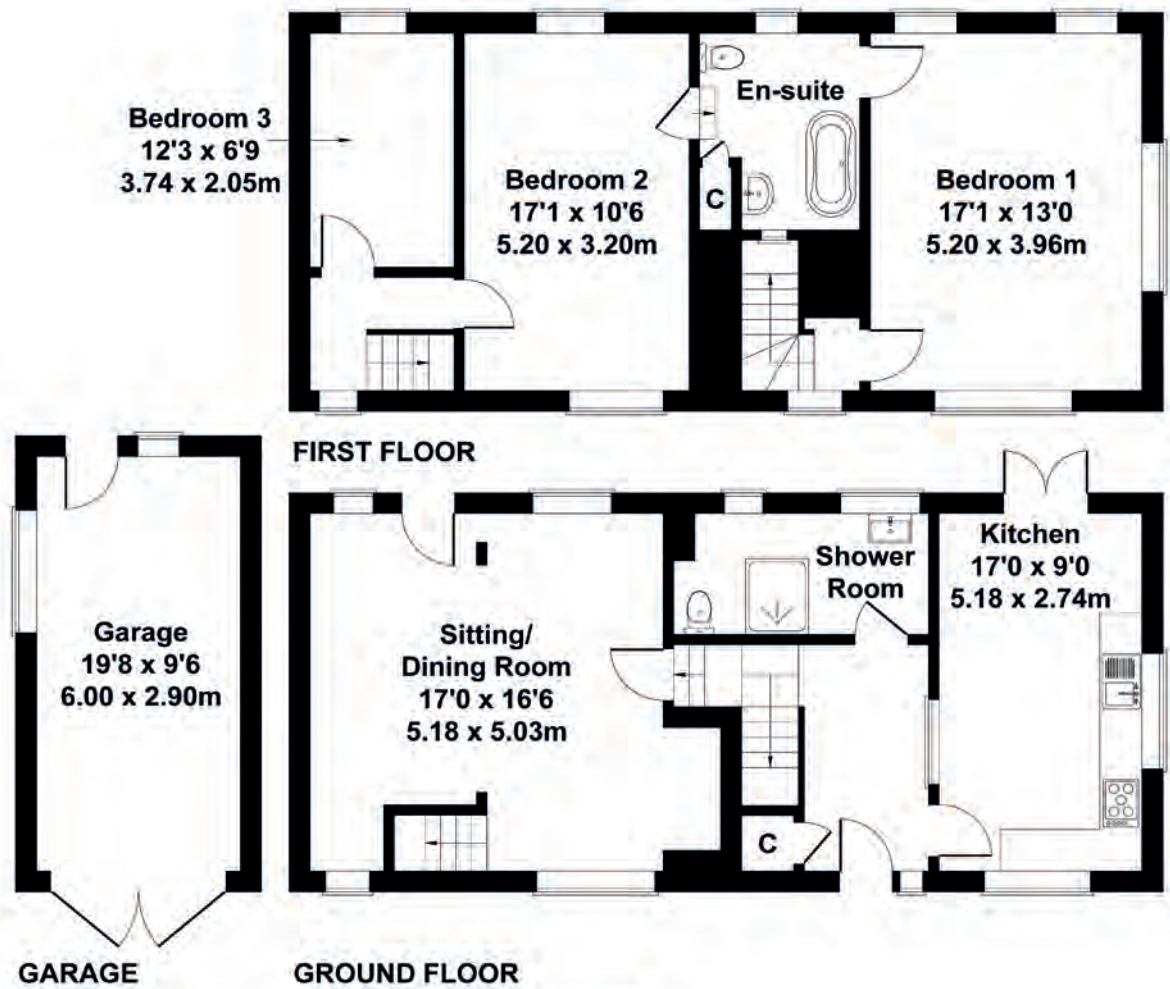
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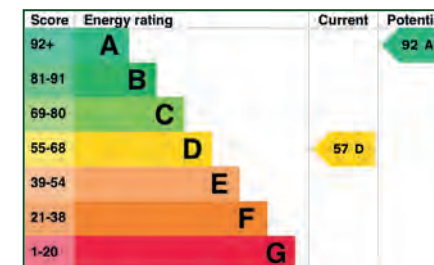
TELEPHONE: 01797 253000 or 01580 212828

Spinney Cottage

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale.



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