



# Moloney

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## COUNTRY PROPERTY



DIAL COTTAGE NORTHIAM

## DIAL COTTAGE, MAIN STREET, NORTHIAM, EAST SUSSEX. tn31 6LP

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A CHARMING, WELL PRESENTED, DETACHED, SINGLE STOREY UNLISTED PERIOD COTTAGE, HAVING BEEN RECENTLY REFURBISHED, LOCATED IN THE CENTRE OF THE VILLAGE, COMPRISING OPEN PLAN RECEPTION ROOMS, KITCHEN WITH UTILITY AREA, TWO DOUBLE BEDROOMS, BATH & SHOWER ROOM. GARDENS FRONT AND REAR. GAS-FIRED CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE HALL, DINING ROOM, SITTING ROOM, KITCHEN, UTILITY AREA, 2 DOUBLE BEDROOMS, BATH AND SHOWER ROOM. FRONT COURTYARD GARDEN, ENCLOSED REAR GARDEN. GFCH.



Wooden front door to:

**ENTRANCE HALL:** Cloaks hooks. Inset ceiling lights. Loft hatch. Wood effect laminate floor. Doors to both bedrooms. Opening to:

**DINING ROOM:** Wooden bay window to the front. Wood effect laminate floor. Door to kitchen. Opening to:

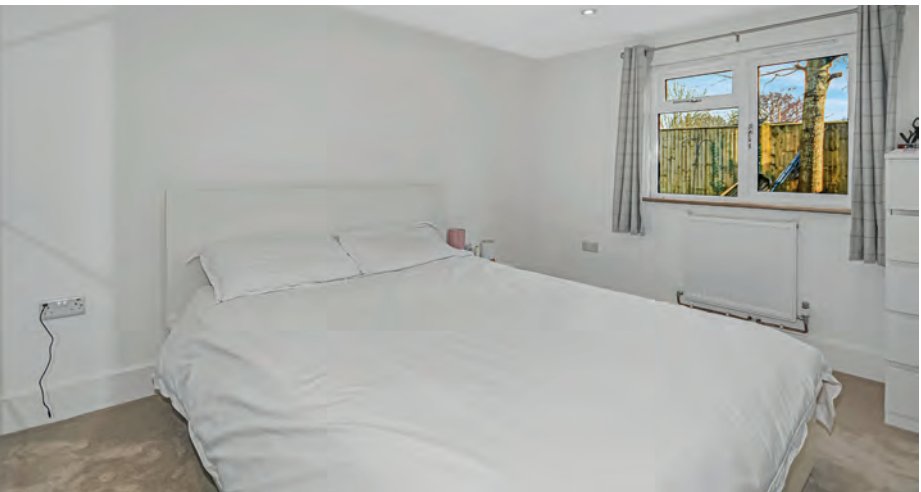
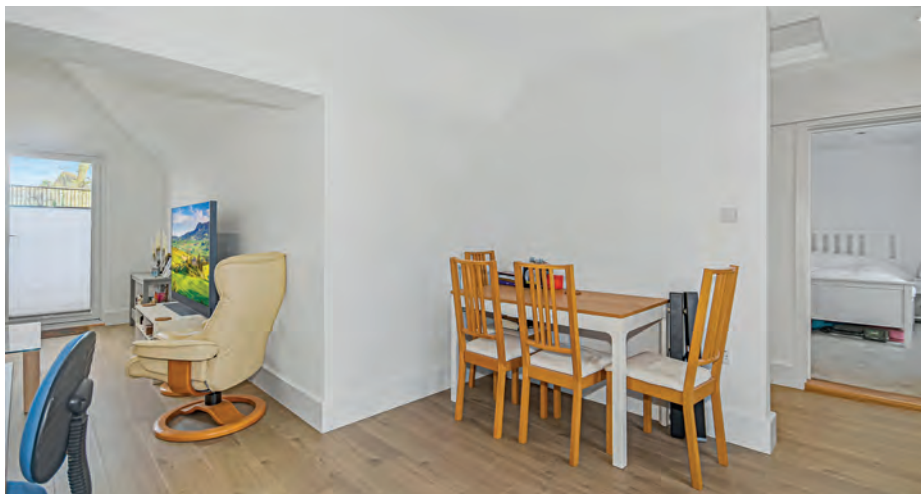
**SITTING ROOM:** Double opening glazed doors with integrated blinds to the rear garden. Full height, part sloping ceiling with integrated ceiling lights. TV point.

**KITCHEN:** Wooden sash window to the front. Fitted with contemporary range of shaker style base and wall units with quartz worktop over, inset with integrated stainless steel sink unit with machined drainer to side. Neff induction hob with AEG concealed extractor/light over. Double electric oven with cupboards above and below. Integrated Zanussi fridge freezer & integrated Zanussi dishwasher. Saucepan drawers. Metro tiled splashbacks. Inset ceiling lights, over worktop lighting. Matching wood effect floor. Cupboard housing Worcester gas fired boiler servicing hot water and central heating. Opening to:

**UTILITY AREA:** Wooden part glazed door leading out to the side path. Matching area of worktop with plumbing for washing machine, space for tumble dryer. Eye level cupboards above. Matching wood effect laminate floor. Door to:

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**GUIDE PRICE £389,950**



**BATH AND SHOWER ROOM:** Obscure glazed window to the rear. Fitted with white suite, comprising WC, pedestal hand basin and bath with shower over, shower screen to side. Tiled walls. Chrome ladder style heated towel rail. Wood effect laminate floor. Inset ceiling lights. Illuminated mirror doored cabinet over the basin.

**BEDROOM ONE:** Wooden window with secondary double glazing to the front. Inset ceiling lights.

**BEDROOM TWO:** Window double glazed window to the rear. TV point. Inset ceiling lights.

**OUTSIDE:** The property is approached via two pedestrian gates inset into wrought iron fencing to the front with gravelled front garden. A pathway to the side gives access to the rear garden, which is fully fenced to all sides with sleeper edged raised area of lawn, matching raised beds and paved patio for alfresco dining.

**SERVICES:** All mains services are connected. Gas fired central heating.

**FLOOR AREA:** 76m<sup>2</sup> (818 ft<sup>2</sup>) Approx.

**EPC RATING :** 'E'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'D'

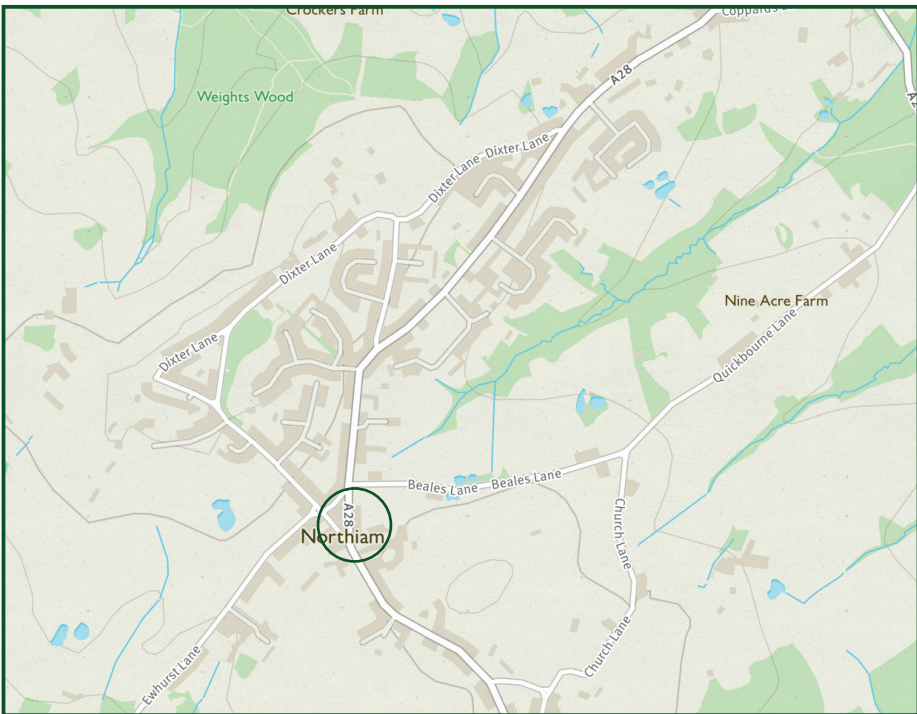
**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Robertsbridge and Etchingam 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 south through Northiam on the A28, Dial Cottage will be found on the left, opposite the turning into Dixter Road in the centre of the village

**What3Words (Location):** [///pipes.audibly.downs](https://www.what3words.com/?q=///pipes.audibly.downs)

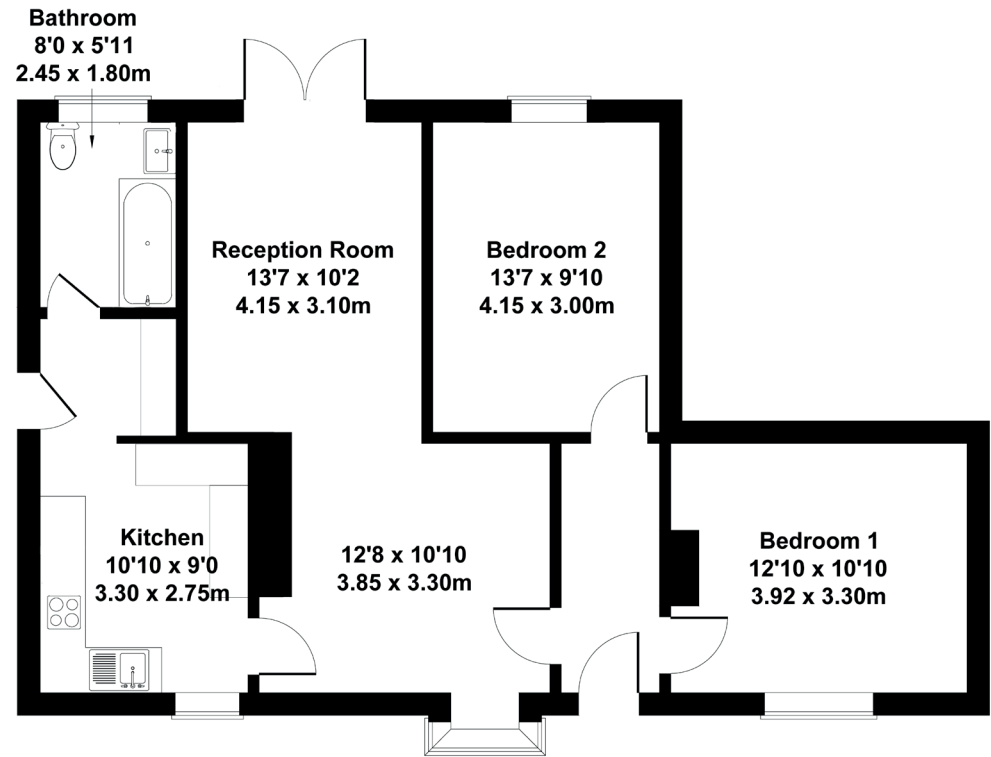
**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



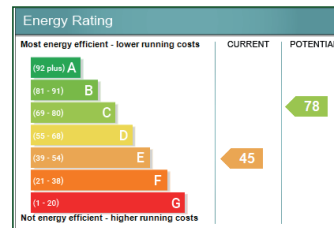
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

# Dial Cottage

Approximate Gross Internal Area  
818 sq ft - 76 sq m



Not to Scale.  
For Illustrative Purposes Only.



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