



Moloney
COUNTRY PROPERTY



DIXTER ROAD

ROSE COTTAGE NORTHAM

ROSE COTTAGE, DIXTER ROAD, NORTHIAM, EAST SUSSEX TN31 6LB

A 3 BEDROOM GRADE II LISTED COTTAGE SITUATED IN THE CENTRE OF THE VILLAGE CONVENIENTLY LOCATED FOR LOCAL AMENITIES. OFFERING CHARACTER ACCOMMODATION COMPRISING DOUBLE SITTING ROOM, DINING ROOM, STUDY, BESPOKE KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY, 3 DOUBLE BEDROOMS AND 2 STYLISH BATH/SHOWER ROOMS ALONG WITH DELIGHTFUL PART WALLED PRIVATE GARDEN AND OFF ROAD PARKING. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, STUDY, UTILITY ROOM, CLOAKROOM, FIRST FLOOR LANDING, THREE BEDROOMS, 2 BATH/SHOWER ROOMS. FRONT GARDEN WITH BRICK PAVED DRIVEWAY FOR 2 VEHICLES. WALLED REAR GARDEN WITH DECKED TERRACE. OUTBUILDING. GFCH.



Wooden front door to:

SITTING-ROOM: Two sash windows to the front, Casement door to the side garden with window alongside. Exposed brick fireplace inset with cast-iron multi fuel stove on brick hearth. Wood laminate floor. Wall light points, TV point. Stairs to first-floor. Doors to study and kitchen. Door to:

DINING ROOM: Sash window to the front. Oak floor. Door to:

KITCHEN/BREAKFAST ROOM: Window with stable door alongside leading out to the rear garden. Fitted with comprehensive bespoke range of Farrow & Ball light blue painted base and wall units with square edge wood block worktop over, tiled splash backs. Butlers sink with mixer tap, matching drainer to side. AEG gas hob with double electric fan assisted oven with separate grill above and matching concealed extractor over. Integrated Bosch dishwasher with cupboards either side, larder cupboard. Peninsular style breakfast bar with drawers to one side cupboards to the other with granite worktop. Over worktop lighting. Matching unit housing larder fridge, glazed shelved display cupboard. Vinyl floor. Inset ceiling lights. Door back through to the sitting-room. Door to:

UTILITY ROOM: Window overlooking the rear. Fitted with matching range of units with quartz worktop, over worktop lighting. Full height storage cupboard, plumbing for washing machine. Matching eye level cupboards above. Viessman Power Max gas fired boiler. Matching vinyl floor.



GUIDE PRICE £475,000



STUDY: Velux window to the rear, stable door leading out to the rear paved terrace. Vinyl floor. Vaulted ceiling. BT point Door to:

CLOAKROOM: Obscure glazed window to the rear. Fitted with contemporary style white suite comprising WC, wash hand basin set into granite effect surround with double doored cupboard below, tiled splash back. Matching vinyl floor.

Stairs to:

LANDING: Exposed timbers to the side. Door to large storage cupboard. Matching doors to all rooms. Wall beams, inset ceiling lights.

BEDROOM ONE: Double aspect room with wooden sash window to the front, casement window to the side. Storage cupboard with shelves, two double doored wardrobe cupboards with hanging rails and shelves. Loft hatch giving access to boarded loft area (via integrated loft ladder). Wood laminate floor.

BEDROOM TWO: Sash windows to the front. Double doored wardrobe cupboard with hanging rail and shelf over and matching single shelved cupboard alongside.

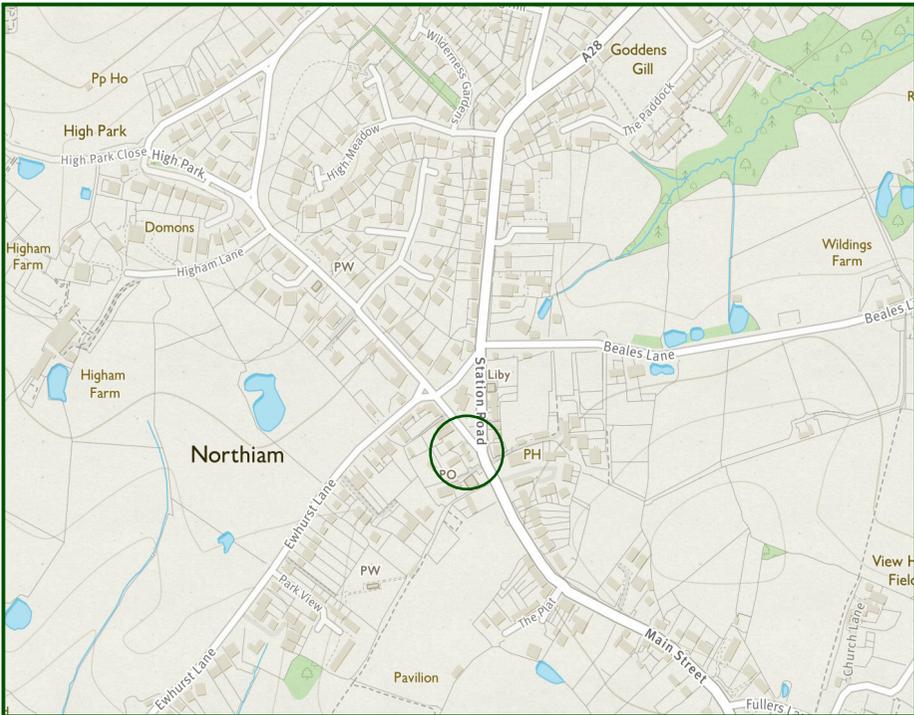
BEDROOM THREE: Sash window to the front. Two double doored wardrobe cupboards with shelves and hanging rails.

From the landing steps down to:

BATH AND SHOWER ROOM: Casement window to the rear. Fitted with free-standing claw-foot bath with telephone shower over, semi integrated hand basin set into granite effect surround with painted range of cupboards below, back to wall WC. Traditional style radiator/towel rail. Fully tiled shower cubicle with Mira shower. Part panelled painted walls, vinyl floor, mirror, two wall light points, inset ceiling lights.

BATHROOM TWO: Window to the rear. Fitted with white suite comprising back to wall WC, semi integrated hand basin set into laminate surround with white high-gloss storage unit below, handled bath with telephone shower over, set into tiled surround. Part tiled walls, vinyl floor, inset ceiling lights.





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.

OUTSIDE: The property is approached from the road over paved driveway providing parking for two vehicles with a white picket fence boundary. An old brick pathway leads to the front door with planted beds and borders and an area of grass. To the right-hand side there is a wooden gate, leading to a paved side area with access to the back garden and storage for bins etc. To the left-hand side a gate gives access to the side garden, which is laid to lawn with a hedged boundary. The partly walled rear garden is a delightful feature with paved terrace, planted beds and borders, a meandering pathway leads to a gravelled area giving access to a brick built garden store with light and power connected. Outside lights and tap.

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

FLOOR AREA: 125m² (1,346 ft²) Approx.

EPC RATING : 'TBC'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

TRANSPORT LINKS: For the commuter, Etchingham and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, pass the recreation field on the left, just as Dexter Road bears off to the left Rose Cottage will be found on the left marked by our For Sale board.

What3Words (Location): ///diets.unity.directs

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

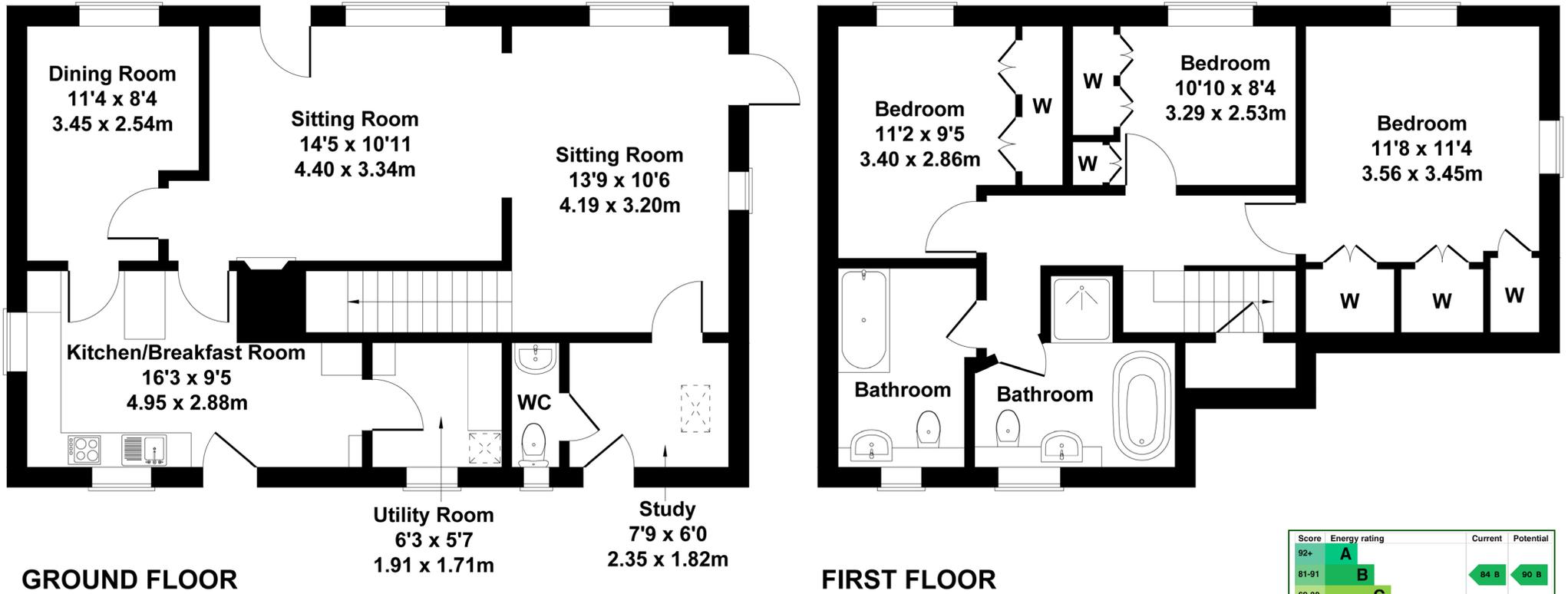
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EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

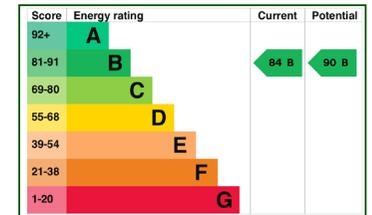
TELEPHONE: 01797 253000 or 01580 212828

Rose Cottage

Approximate Gross Internal Area
1346 sq ft - 125 sq m



Not to Scale.
For Illustrative Purposes Only.



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