



Moloney
COUNTRY PROPERTY



OAKWOOD COTTAGE . NORTHIAM

OAKWOOD COTTAGE, CEDAR CLOSE, NORTHIAM, NR. RYE, EAST SUSSEX TN31 6PL

CHAIN FREE. A BEAUTIFULLY PRESENTED, 3 BED SEMI-DETACHED HOUSE, IN A TUCKED AWAY LANE LOCATION, CONVENIENTLY SITUATED FOR LOCAL VILLAGE AMENITIES. STYLISH, CONTEMPORARY ACCOMMODATION INCLUDING SITTING ROOM WITH WOODBURNING STOVE, DINING ROOM, KITCHEN/BREAKFAST ROOM. EN-SUITE MASTER BEDROOM, 2 FURTHER BEDS & BATH/SHOWER ROOM. ATTACHED GARAGE, ORP, LANDSCAPED REAR GARDEN. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: : ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN, STUDY, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BATH/SHOWER ROOM. FRONT GARDEN, ATTACHED GARAGE WITH UTILITY AREA, DRIVEWAY, REAR GARDEN WITH PART COVERED PAVED TERRACE, SECOND UPPER TERRACE. GAS FIRED UNDERFLOOR HEATING.



Part glazed wooden front door with matching windows to side with shutters to:

ENTRANCE HALL: Oak doors to all rooms. Stairs to the first floor with under stairs cupboard. Oak floor with underfloor heating, (throughout the house). Inset ceiling lights.

CLOAKROOM: Fitted with white suite, comprising back to wall WC, small hand basin set onto wood effect storage unit with tiled splash-back and mirror over. Oak floor. Extractor.

SITTING ROOM: Double glazed wooden window to the front with shutters. Fireplace inset with wood burning stove on granite hearth. TV point. Opening to:

DINING ROOM: Door leading out to the covered rear paved terrace. Matching oak floor. Opening to:

KITCHEN/BREAKFAST ROOM: Part glazed door leading out to the rear covered, paved terrace, window enjoying views over the rear garden. Fitted with comprehensive range of white high gloss base and wall units with square edge wood block worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit, matching upstands and over worktop lighting. Curved corner cupboard, drawer pack. Rangemaster dual fuel range style cooker with glass splash-back & extractor/light over. Saucepan drawers, corner carousel cupboards, integrated dishwasher. Matching island incorporating breakfast bar. Space for American style side by side fridge freezer. Cupboard housing underfloor heating controls. Inset ceiling lights, plinth lighting.

GUIDE PRICE £620,000



STUDY: Double glazed wooden window to the front with shutters. Matching floor.

Stairs to:

FIRST FLOOR LANDING: Matching oak doors to all rooms. Inset ceiling lights.

MASTER BEDROOM: Double glazed wooden window to the front with shutters. Two wardrobe cupboards with hanging rails and shelves. Linen cupboard housing hot water tank with shelf above. TV point. Air conditioning unit. Door to:

EN-SUITE SHOWER ROOM: Obscure wooden double glazed window to the rear with shutters. Fitted with contemporary white suite, comprising back to wall WC, hand basin set into white high gloss storage unit with tiled splash-back & mirror over. Tiled walk-in shower cubicle with glass screen. Extractor, inset ceiling lights, shaver point. Chrome ladder style towel rail.

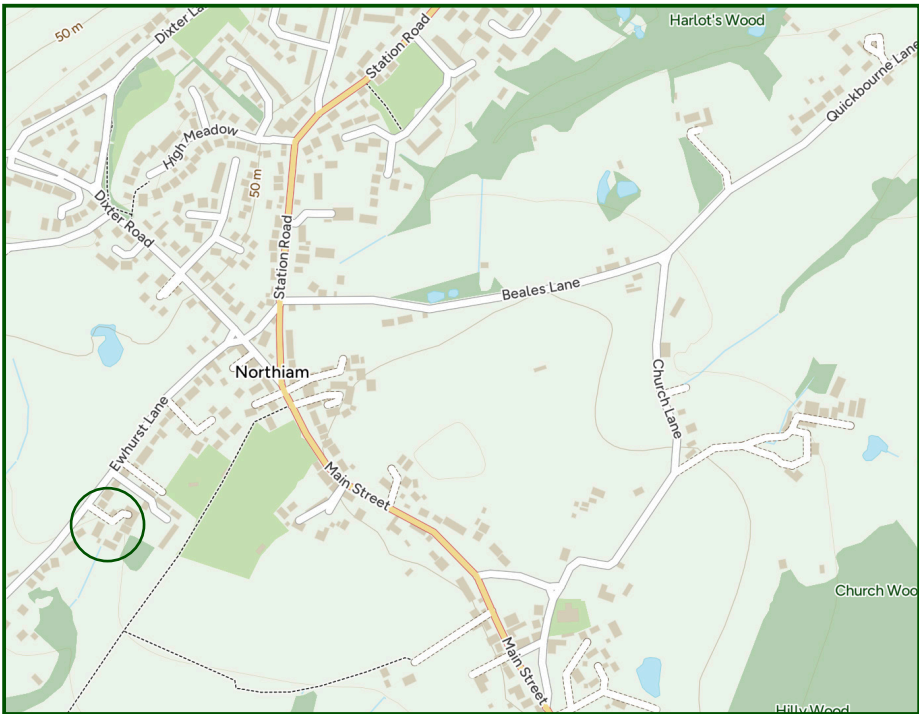
BEDROOM TWO: Double glazed wooden window to the front with shutters. Shelved over stairs storage cupboard. Double wardrobe cupboard. TV point.

BEDROOM THREE: Double glazed wooden window to the rear with shutters. TV point.

BATH/SHOWER ROOM: Fitted with contemporary white suite, comprising back to wall WC, hand basin into white high gloss storage unit with mirror and shaver point over, and shower bath with large rain head shower, glass screen just side. Wood effect floor. Inset ceiling lights, extractor. Chrome ladder style towel rail.



OUTSIDE: The property is approached from the road over brick paved driveway providing parking and giving access to the attached garage with remote controlled roller door to the front with utility area, including plumbing for washing machine, space for tumble dryer and further appliances and housing Alpha gas boiler. A paved pathway with steps leads to the front door with planted borders to the front and side. A gated paved pathway leads to the rear garden, opening up to a lower, partly covered terrace for alfresco dining & barbecues with outside preparation area. A brick retaining wall, inset with steps leads to the upper garden, which is mainly laid to lawn, with planted borders and a 2nd pergola covered terrace and potting shed/store. Hedged and fenced boundaries to all sides. Outside lights, outside tap & outside electrical sockets.



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: All mains services are connected. Gas fired, under floor central heating.

FLOOR AREA: 160 m² (1,722 ft²) Approx including the garage.

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle 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, turn left after the recreation field into Dexter Rd, signposted Great Dexter. Turn left into Ewhurst Lane then left into Cedar Close, Oakwood Cottage will be found on the right.

What3Words (Location): ///january.acids.swordfish

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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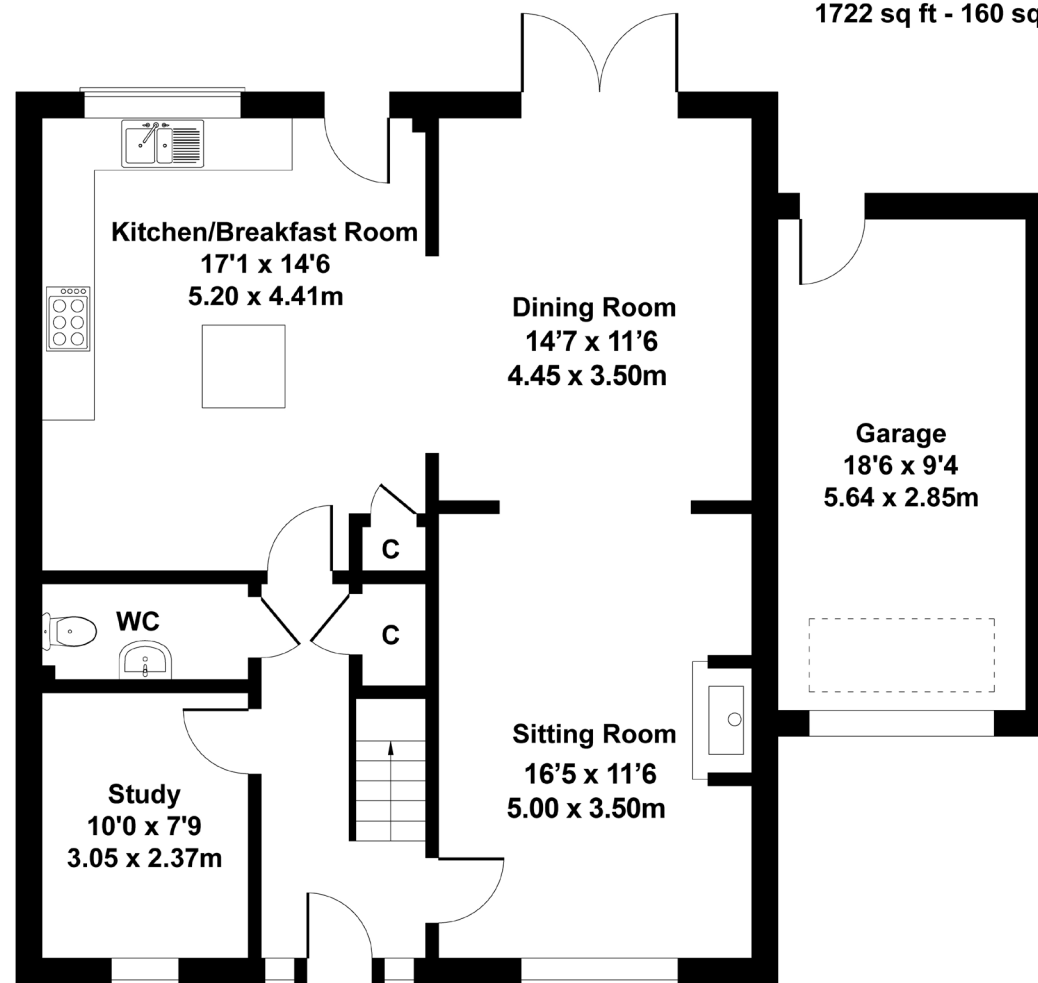
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

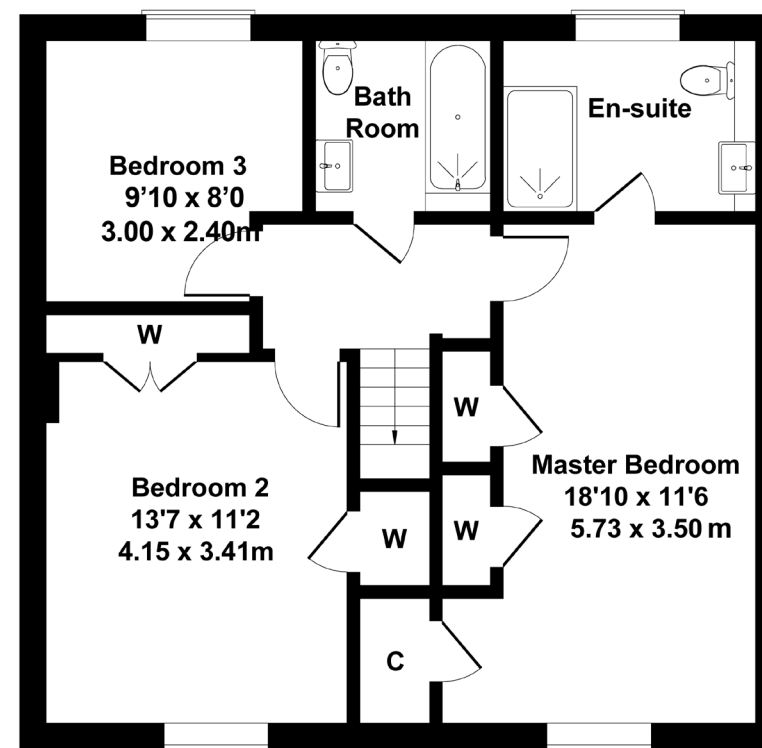
Oakwood Cottage

Approximate Gross Internal Area
1722 sq ft - 160 sq m

Score	Energy rating	Current	Potential
2+	A		93 A
1-91	B	84 B	
9-80	C		
5-68	D		
9-54	E		
1-38	F		
-20	G		



GROUND FLOOR



FIRST FLOOR

EMAIL: [SALES @ MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01580 212828 & 01797 253000

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