



Moloney
COUNTRY PROPERTY



2 SNAGSHALL COTTAGES EWHUST GREEN

2 SNAGSHALL COTTAGES, EWHURST LANE, EWHURST GREEN, EAST SUSSEX TN32 5TA

A CHARMING, GRADE II LISTED ATTACHED PERIOD COTTAGE ON THE OUTSKIRTS OF THE HISTORIC VILLAGE, A SHORT DISTANCE FROM THE RENOWNED BODIAM CASTLE. SITTING ROOM WITH WOODBURNING STOVE, DINING ROOM OPENING TO KITCHEN, RECEPTION 3/BEDROOM 3. 2 BEDROOMS, BATH/SHOWER ROOM OFFERING EXCELLENT POTENTIAL FOR UPDATING & REFURBISHMENT. DELIGHTFUL LARGE, LEVEL REAR GARDEN. OFF ROAD PARKING WITH POTENTIAL FOR GARAGE (STP).

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM OPENING TO KITCHEN, RECEPTION THREE/BEDROOM THREE. FIRST FLOOR LANDING. TWO DOUBLE BEDROOMS. FAMILY BATH/SHOWER ROOM. GRAVELLED COURTYARD PROVIDING PARKING FOR 2 /3 VEHICLES, LARGE REAR GARDEN, SUMMER HOUSE.



Three steps up to front door to:

ENTRANCE HALL: Wooden sash window to the front with secondary double glazing. Double pine doored storage cupboard. Loft hatch. BT point. Doors to sitting room & kitchen/dining room. Door to:

CLOAKROOM: Obscure glazed wooden window to side. White suite comprising WC with wooden seat, wall mounted wash hand basin. Double mirror doored storage cabinet.

SITTING ROOM: Double aspect room with window with secondary double glazing to the side. Double opening casement doors leading out to the rear garden. Brick fireplace with wooden mantel shelf over with Woodwarm circular cast iron wood burning stove on matching circular brick hearth. Two wall light points. TV point. Door to:

DINING ROOM: Windows to front and rear. Wall light point, inset ceiling lights. Door back through to entrance hall. Opening to:

KITCHEN: Window enjoying views over the rear garden, stable door out to the rear terrace. Fitted with range of painted base and wall units with wood edged tiled worktop over inset with 1 ½ bowl single drainer enamel sink unit



GUIDE PRICE £525,000



with mixer tap. Plumbing for dishwasher. Plumbing for washing machine. Siemens gas hob with Creda double electric fan assisted oven below. Space for under worktop fridge and freezer. Tiled splash-backs. Inset ceiling lights. Vinyl floor. Viessmann LPG boiler. Stairs to the first floor. Door to:

RECEPTIONTHREE/BEDROOMTHREE: Window to the front with secondary double glazing. Brick fire surround with wooden mantel shelf over, inset with small cast iron stove on tiled hearth. BT point. Door to stairs leading down to:

CELLAR: For storage

Stairs to first floor with rope handrail to side to:

LANDING: Matching doors to all rooms. Loft hatch. Electric heater.

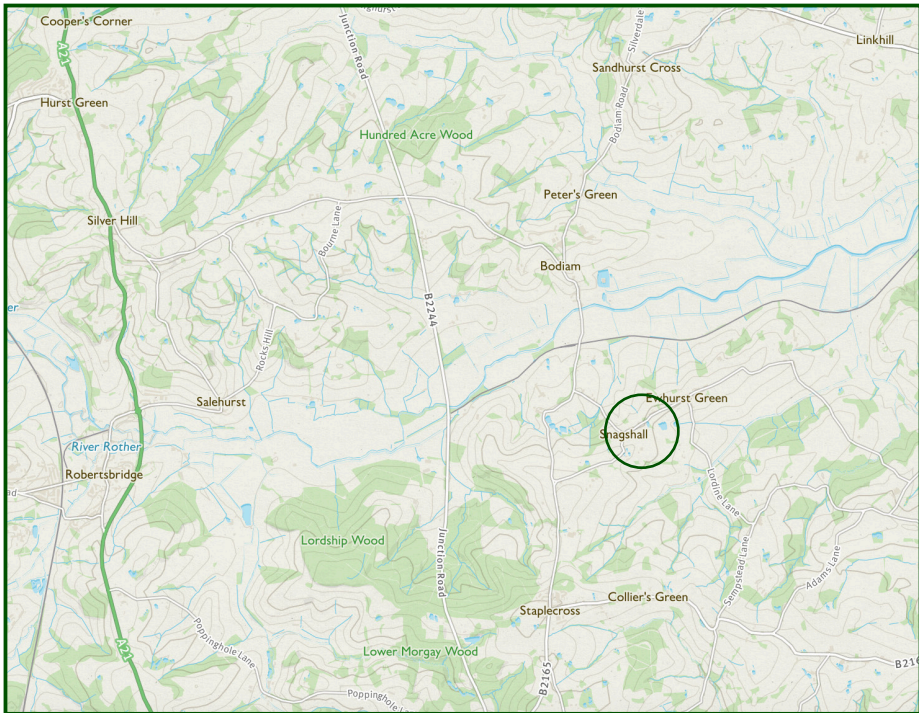
BEDROOM ONE: (with some restricted ceiling height.) Two windows with secondary double glazing enjoying views over the garden to the rear. Pine floor. BT point. Wall mounted Dimplex electric heater.

BATHROOM: Wooden window to the rear. Recently fitted contemporary white suite comprising back to wall WC, integrated hand basin set on white high gloss storage unit, bath in tiled surround with telephone shower over & Aqua panelled corner shower cubicle with Mira shower. Wood effect floor.

BEDROOM TWO: Wooden window to front with secondary double glazing. Shelved storage cupboard. Pine floor. Dimplex wall mounted electric heater.



OUTSIDE: The property is approached from the lane over a gravelled driveway, providing parking for 2/3 cars with potential for garage (stpp). A gate to the side gives access to the rear garden, which is of excellent proportions, mainly laid to level lawn with tree and shrub lined boundaries. Well. Paved terrace for al-fresco dining. Attached small brick outbuilding/store. Dilapidated summer house.



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 and electricity. Private drainage. Partial LPG heating.

FLOOR AREA: 115m² (1,238 sq²)

EPC RATING: 'N/A'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

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: From our Northiam office proceed in a northerly direction for approximately 0.4 miles taking the left hand turning into Dixter Road. Take the first left turning into Ewhurst Lane and continue on this road for 3 miles passing through the village of Ewhurst Green. Shortly after entering the speed deregulation area 2 Snagshall Cottages will be found on the left.

What3Words (Location): ///conquests.feeds.dared

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

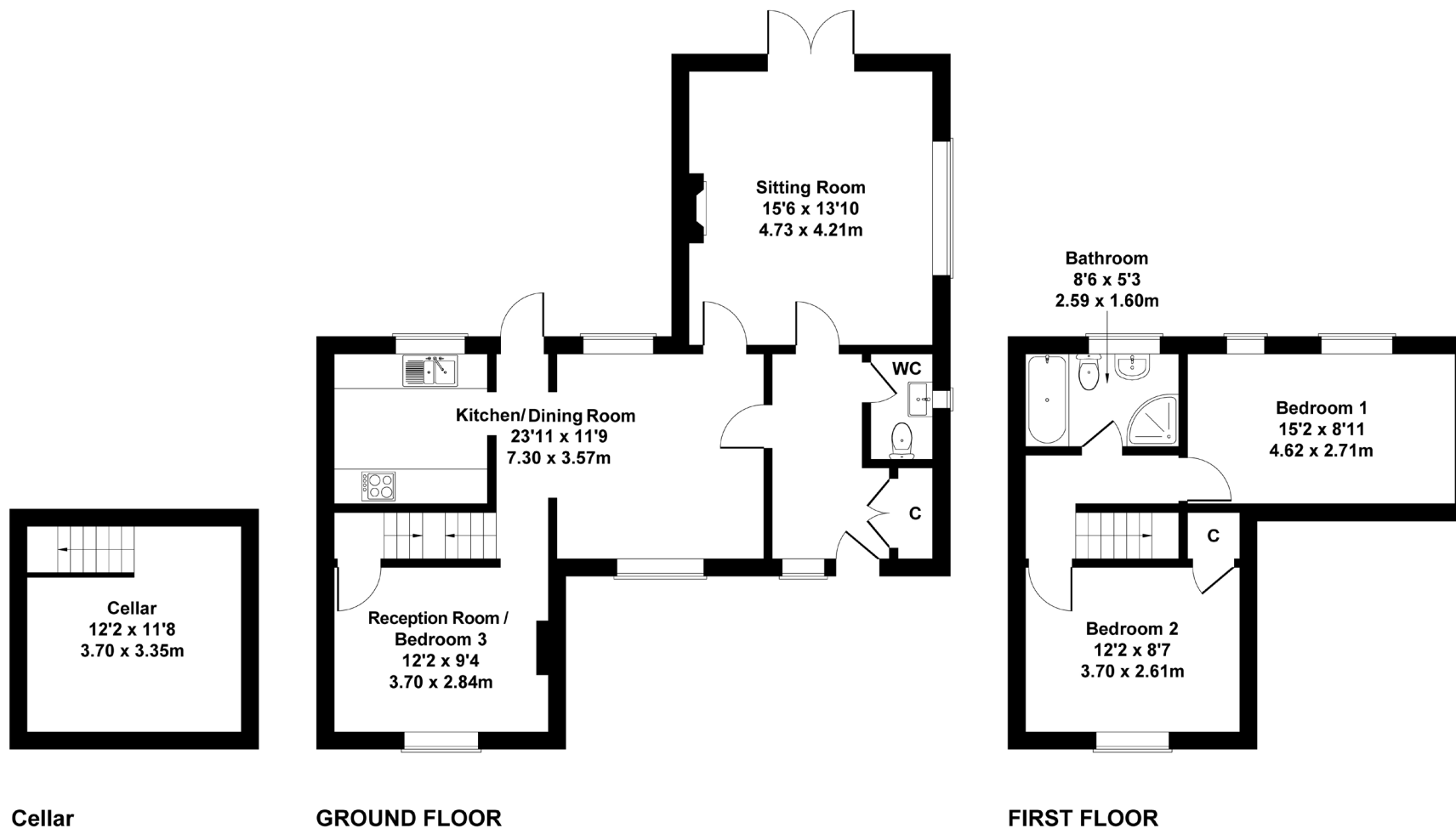
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2 Snagshall Cottages

Approximate Gross Internal Area
1238 sq ft - 115 sq m



Not to Scale.
For Illustrative Purposes Only.

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