

**RUSH
WITT &
WILSON**



**Moor Cottage Lower Street, Ninfield, East Sussex TN33 9EA
Offers In The Region Of £575,000 Freehold**

Positioned in the picturesque and serene village of Ninfield, this deceptively spacious Grade II Listed cottage offers a truly rare opportunity to acquire a beautifully maintained home that effortlessly combines character charm with tasteful modernisation. Impeccably cared for by its current owners, the property is packed with period features, including exposed beams, bricked fireplaces, and a striking inglenook with log burner. At the same time, it has been thoughtfully updated to provide comfort and style throughout. The property enjoys gated access with a long driveway leading to a large carport, alongside two sandstone patio terraces and a range of sheds and workshops ideal for storage, hobbies, or green-fingered enthusiasts. The large, beautifully landscaped garden wraps around the house, offering multiple seating areas to enjoy the sun, shade, and wildlife throughout the day. Inside, the accommodation is both versatile and charming. A central entrance hall leads into a wonderfully characterful dining room with exposed brick fireplace and log burner the true heart of the home which in turn connects to a bright and superb triple-aspect sunroom that captures garden views and natural light. There's also a cosy sitting room featuring another log burner set within an inglenook fireplace, a modern and stylish fitted kitchen with a delightful garden outlook and under floor heating, a useful utility room which also has underfloor heating with access to a rear courtyard, and a generous ground-floor WC with built-in storage. Upstairs, the layout includes a large, bright master bedroom with lovely views, a second good-sized double bedroom overlooking the gardens, a centrally located office/snug room, and a stunning contemporary shower room finished to a high standard which benefits having underfloor heating and heated mirror. This charming home offers a lifestyle of peace, comfort, and heritage in a wonderful village setting.

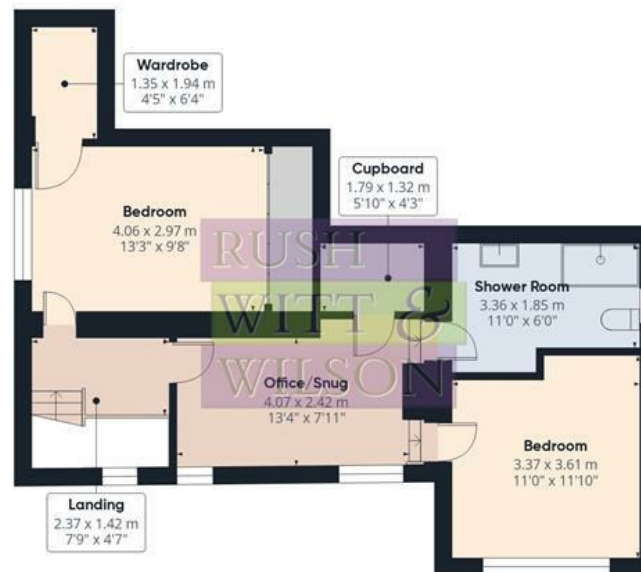








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

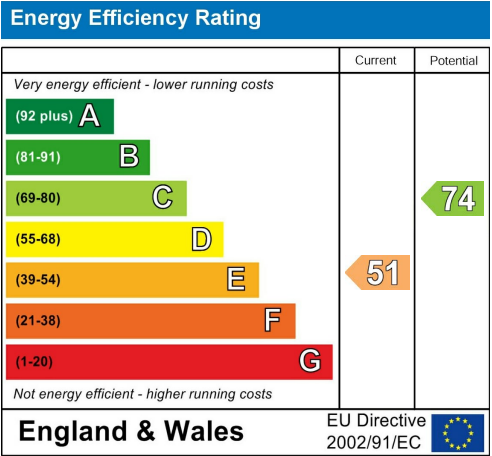
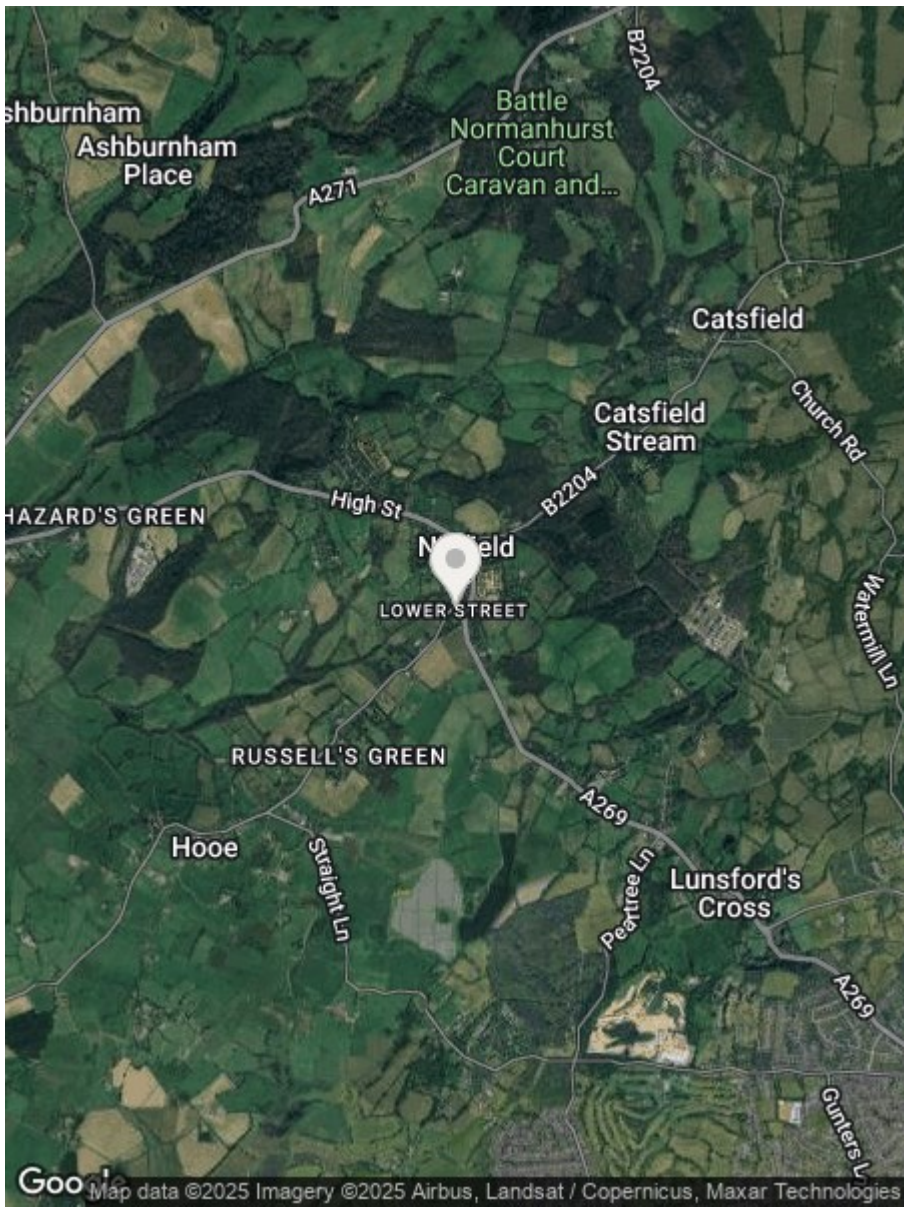
Approximate total area⁽¹⁾

146.8 m²

1581 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**