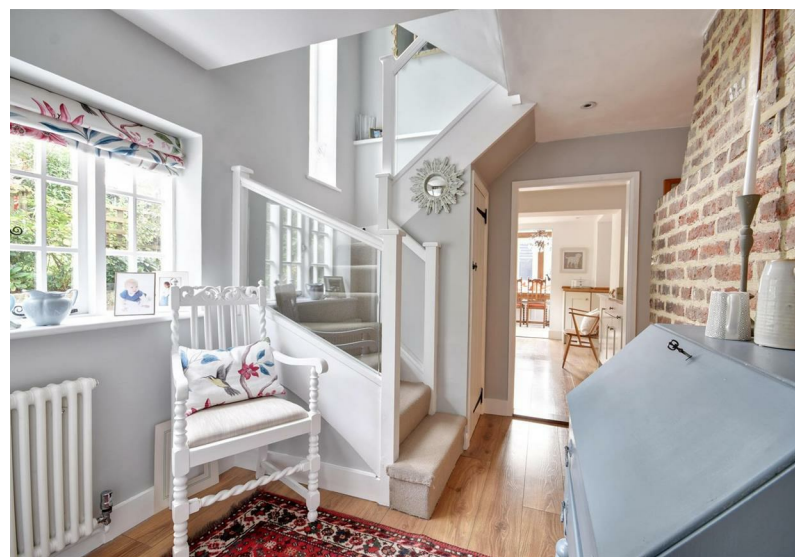


**RUSH  
WITT &  
WILSON**



**Gorse Cottage, Dagg Lane, Ewhurst Green, East Sussex, TN32 5RD.  
£625,000 Freehold**

**A unique opportunity has arisen to acquire this stunning three bedroom attached un-listed Cottage located within the idyllic and highly desirable village of Ewhurst Green. Enjoying door step walks to Bodiam Castle, popular Hub Café and choice of country pubs to include the well renowned White Dog Inn - Winners of South East Sussex CAMRA Country Pub of the year 2022. Accommodation comprises a well-lit entrance porch and hallway with WC, stunning shaker style kitchen with Oak and marble counter tops, Oak framed orangery / dining room with French doors to the rear gardens, 16ft living room with exposed brick fireplace, wood burning stove and array of exposed joinery, ground floor office, two individual staircases serving three first floor bedrooms complimented by a stylish shower room and further main bathroom suite. Outside enjoys a private rear garden backing onto woodland with brick built workshop / outbuilding, laid to lawn with a variety of well stocked borders, Indian Sandstone terrace providing the ideal alfresco dining / entertaining space and further sheltered seating area to the front with gated driveway for several vehicles. The property is located within easy access to the A21 and just 6 miles from Roberstbridge mainline station offering a regular service to London Charing Cross. Hawkhurst is located just 4.8 miles away offering a colonnade of independent shops, two country pubs, hotels, a digital cinema and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont.**



## Front

Shingled driveway providing off road parking for several vehicles accessed via painted five-bar gates enclosed by part post and rail fencing and established Laurel hedgerow, picket fencing with low level gate providing access to gardens and entrance from driveway, storage area for bins, brick paved path leading to a covered entrance and paved front terrace with a variety of well stocked borders, external lighting, aggregate seating area and specimen Birch tree, covered log store and external power point, planted Buxus hedging, painted hardwood front door with sidelight window to porch, paved path to side elevations with access to gardens and rear.

## Porch

4'5 x 4'1 (1.35m x 1.24m)

Painted front door with sidelight window, ceiling downlight, slate flooring, internal door to WC, painted internal door to inner hallway.

## Cloakroom

4' x 3'8 (1.22m x 1.12m)

Internal door, slate flooring, obscure window to side aspect, ceiling light and extractor fan, push flush WC, vanity unit and heated towel rail.

## Hallway

10'8 x 9'3 max (3.25m x 2.82m max )

Oak laminate flooring, timber window to side aspect with traditional style radiator below, exposed brickwork to chimney breast, built in storage cupboards with hanging rail via painted shaker style doors, turned carpeted staircase with glass balustrade leading to first floor bedroom 2 and bathroom suite, cupboard below via door.

## Stairs and landing

Turned carpeted staircase with glass balustrade, double height column window to side aspect aspect, carpeted landing, ceiling light.

## Bedroom 2

12'7 x 9' (3.84m x 2.74m)

Internal door, carpeted flooring, window to side aspect with fitted plantation shutter blind and radiator below, ceiling downlights, built in wardrobes with hanging rails and shelving over via painted shaker doors, power points with USB ports.

## Bathroom

9' x 7'6 (2.74m x 2.29m )

Internal door, stone effect vinyl flooring, window to side aspect with fitted plantation shutter blind, exposed brickwork, chrome heated towel rail, panelled bath suite with traditional style taps

to one end, push flush WC, shaker style vanity unit with counter top basin and tap, airing cupboard with slatted shelving, ceiling downlights and extractor fan.

## Kitchen

18'4 x 13' (l-shaped) (5.59m x 3.96m (l-shaped))

Oak laminate flooring, open access to adjoining orangery / dining room, timber window to side aspect, ceiling LED downlights, external stable door and window to the rear elevations, kitchen hosts a full range of matching base units with traditional style shaker doors beneath part Oak block and granite counter tops, complete with matching upstands, variety of above counter level power points with USB ports, fitted BERTAZZONI Italia range style double oven with five ring gas burner ( bottle fed), coloured glass splashback, extractor canopy and light over, integrated pull out bin, under counter space and plumbing for dishwasher, under mounted butler sink with tap, wall unit housing the Worcester BOSCH gas boiler (bottle-fed), further base unit with plumbing for washing machine and tumble dryer below beneath an Oak block counter top with inset stainless bowl and tap with rinser, full height tower units with recess for freestanding fridge / freezer, radiator.

## Oak framed orangery / dining room

10'9 x 7'8 (3.28m x 2.34m)

Open access from kitchen, limestone flooring with under floor heating, pitched ceiling with exposed Oak joinery and glazing to gable, further windows to each side and rear with further French doors to side terrace, space for dining table and chairs with pendant light over, power points, column radiator.

## Living room

16'8 x 16'5 (5.08m x 5.00m)

Internal door, Oak laminate flooring, exposed joinery, timber window to front aspect with radiator below, carpeted staircase to first floor bedrooms 1, 3 and sharing shower room suite, exposed brick fireplace housing a cast-iron wood burning stove over a brick hearth, fitted bookcases with low level cupboards, shelving and TV recess, further window to front aspect, internal glazed door and window to study, variety of power points, TV point.

## Office / Study

6'5 x 6' (1.96m x 1.83m)

Internal glazed door and window from living room, slate flooring, timber window to rear aspect with fitted plantation shutter blind, radiator, ceiling light, power points with USB ports, phone point.,

## Stairs and landing

Carpeted staircase with glass balustrade and timber handrail, window to front aspect, ceiling joinery.

## Bedroom 1

12'7 x 10'5 (3.84m x 3.18m)

Internal door, carpeted flooring, window to rear front, radiator, internal timber door to sharing jack and jill shower room suite, ceiling joinery, power points, phone point, ceiling downlights.

## Bedroom 3

12'1 x 6'6 (3.68m x 1.98m )

Internal door, carpeted flooring, window to rear aspect, radiator, internal timber door to sharing jack and jill shower room suite, ceiling joinery, access panel to loft, power points with USB ports , ceiling downlights.

## Jack and Jill shower room suite

10'5 x 5'1 (3.18m x 1.55m)

Internal doors from bedroom 1 and 3 severally, ceramic tile flooring with underfloor heating, window to rear aspect, recess with hanging rail and shelving over, freestanding vanity unit with shaker style cupboards below, quartz counter top with basin and tap, push flush WC and traditional style radiator, corner shower enclosure with metro wall tiling and contemporary style mixer with large rainfall head and rinser, extractor fan.

## Rear gardens

Privately enclosed rear garden with a large Indian Sandstone paved seating area led from the rear elevations providing the ideal alfresco or entertaining space, external stable door to kitchen, further glazed doors led from the orangery, external power point and light, climbing Wisteria and Clematis, paved steps leading onto a open area of lawn, aggregate pathway extending to brick outhouse and outbuilding, variety of well stocked planted borders, barked seating area to one end, large brick outbuilding / workshop with garden store behind, external tap, brick outhouse via painted door, further compost / storage area to side enclosed by close board fencing, path to side elevations with access to front and to driveway, external lighting.

## Detached garden workshop / outbuilding

12' x 11'4 (3.66m x 3.45m)

Timber door to front, power points, lighting.

## Services

LPG bottle gas central heating system.

Private drainage - Septic tank shared with adjoining dwelling.

Local Authority - Rother District Council. Band E.

## Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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