

**RUSH  
WITT &  
WILSON**



**Dial Cottage, Main Street , Northiam, East Sussex, TN31 6LP.  
£375,000 OIEO**

**A beautifully presented and fully renovated bedroom detached single storey cottage located in the heart of Northiam Village providing immediate access to the popular amenities on offer. The property now provides a bright and deceptively spacious living space throughout completed with a contemporary finish and executed to a very high standard. Accommodation comprises of an open plan reception hall, two spacious double bedrooms, well-lit dining room with feature bay window, generous sitting room with vaulted ceiling and French doors to the rear garden, stylish fitted shaker style kitchen with quartz counter tops, separate utility room and well appointed main bathroom suite. Outside enjoys a private rear garden with shingled path and sleeper edged lawn, raised beds and corner terraced seating area enclosed by high level fencing. The property is located within walking distance to the popular Great Dixter House and Gardens, two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye. CHAIN FREE.**



**Front**

Property approached via low level wrought iron gate, shingled front garden with covered entrance and solid oak front door, external light, high level close board fence with gate leading to side and rear elevations.

**Reception hall**

Oak front door with clear viewing pane, wood effect LVT flooring, access panel to loft over, ceiling downlights, power points, storage for coats, open access to dining room and internal doors to bedroom 1 and 2.

**Bedroom 1**

12'6 x 10'4 (3.81m x 3.15m)

Internal oak door, carpeted flooring, window to front aspect with secondary glazing and radiator below, ceiling downlights, variety of power points with USB charge ports.

**Bedroom 2**

13'4 x 10'2 (4.06m x 3.10m)

Internal oak door, carpeted flooring, window to rear aspect with radiator below, power and TV points, ceiling downlights.

**Dining room**

12'1 x 10'8 (3.68m x 3.25m)

Open access from hall, wood effect LVT flooring, space for dining table and chairs, bay window to front aspect, internal oak door to kitchen, open access to living room, power points, ceiling downlights, radiator.

**Living room**

13'2 x 10'3 (4.01m x 3.12m)

Open access from dining room, wood effect LVT flooring, UPVC French doors to the rear aspect with fitted blinds, vaulted ceiling with ceiling downlights, radiator, power and TV points.

**Kitchen**

11' x 8'9 (3.35m x 2.67m)

Internal oak door, wood effect LVT flooring, sash window to front aspect, vaulted ceiling with recessed downlights, kitchen hosts a variety of matching base and wall units with grey shaker style doors beneath quartz counter tops with matching upstands and engineered drainer grooves, under mounted stainless bowl with tap, metro splashback tiling, inset five ring NEFF induction hob with fitted extractor canopy and light over, integrated dishwasher, fitted eye level NEFF oven with slide and hide door, fitted microwave oven and

70/30 tower fridge / freezer, power points with USB charge ports, feature plinth and wall unit lighting, wall unit housing the Worcester gas boiler, open access to utility serving the bathroom and external door to side.

**Utility room**

6'4 x 4'5 (1.93m x 1.35m)

Open access from kitchen, wood effect LVT flooring, part-glazed external door to side elevations, internal door to bathroom, ceiling downlights, base unit with quartz counter top and space for washing machine and tumble dryer below, wall units, power points.

**Bathroom**

8'3 x 5'8 (2.51m x 1.73m)

Internal oak door, wood effect LVT flooring, obscure window to rear aspect, ceiling downlights, push flush WC and pedestal wash basin, heated towel radiator, marble effect wall tiling, panelled shower bath suite with concealed mixer, rinser and large rainfall head.

**Rear garden**

Privately enclosed rear garden with pea shingle terrace and sleeper edged area of lawn enclosed by high level fencing, deck step with external French doors to the living room, enclosed courtyard providing storage, raised sleeper planters and corner paved seating area, external light, power and tap, shingled path to side with external part-glazed door to utility and high level gate to front elevations.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

**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



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 as to their operability or efficiency can be given.  
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**RUSH  
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**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**