

**RUSH
WITT &
WILSON**



Gate Cottage Lossenham Lane, Newenden, Kent TN18 5PY
£699,950

An incredibly spacious five bedroom detached family home occupying an enviable semi-rural position of Newenden Village enjoying breath-taking rural views across the neighbouring Rother Valley and it's river banks. This impressive home offers a bright, well balanced and adaptable living space arranged over two floors comprising a useful entrance porch, generous main living room with fireplace and wood burning stove, stunning open plan kitchen / dining room with sliding doors to the rear garden, home office or study, optional ground floor fifth bedroom or playroom with utility room and shower room suite. To the first floor a well-lit landing serves four principal double bedrooms, main family bathroom suite and en-suite shower room to the master bedroom. The property could easily be adaptable to suit those seeking dual occupancy or work from home requirements with the added potential to convert the attic space - subject to planning approval. Externally the property enjoys a private and well tended rear garden with paved seating area with pump-fed fish pond, area of lawn with well stocked planted borders and choice of seating areas to one end. To the front offers ample off road parking via a private gated entrance with attached single garage with adjacent store and further enclosed front garden providing a pleasant seating area with hen-run. Located directly on the Kent / Sussex border, this well regarded Village setting provides immediate access to riverbank walks to Bodiam Castle, popular Scandinavian boat house restaurant / café and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away.



Front Door

Painted part glazed front door which leads into the:-

Entrance Porch

7'2 x 4'5 (2.18m x 1.35m)

Tiled flooring, two obscure windows to the front aspect with ceiling lights, ceramic tiled flooring and step extending to a further internal glazed door leading to the inner hallway.

Inner Hallway

Oak effect laminate flooring, straight run carpeted staircase with timber balustrade extending to first floor accommodation, wall lighting, power points, radiator, understairs built-in storage cupboard via a bi-folding door complete with shelving.

Open Plan Kitchen/Breakfast Area

22'4 x 18'9 (6.81m x 5.72m)

Slate effect Kardean flooring and the kitchen is open to a dining area with sliding doors leading onto the rear terrace with a vaulted ceiling to the far end with velux style window to the rear aspect, pendant lighting ceiling light, space for free standing fridge and fridge/freezers. The kitchen itself hosts a variety of matching wall and base units with shaker style doors and these sit beneath wood effect laminated counter tops, inset single stainless bowl with drainer and tap, metro splashback tiling, under counter space for dishwasher, integrated half height oven and grill, four ring Electrolux hob with decorative tiled splashback, variety of above level power points, matching island unit incorporating breakfast bar with space for stools below, radiator, open access into a sitting room, further radiator to one end, internal door which steps down into the office, pendant lighting over dining space.

Utility Space

9'2 x 5' (2.79m x 1.52m)

Tiled flooring, internal door into bedroom five/reception two, part glazed uPVC door to side passage, ceiling light, radiator, power points, base units with laminated counter top, inset stainless bowl with drainer and tap, under counter space for fridge and an internal door leading into a downstairs shower room.

Sitting Room

25'4 x 11'9 (7.72m x 3.58m)

Oak effect laminated flooring, uPVC bay window to the front, further window to the side, column radiator, fireplace housing a cast iron wood burning stove with decorative tiled surround and timber surround with a polished stone hearth. Multitude of power points and t.v. points.

Office/Snug Space

12'8 x 9'4 (3.86m x 2.84m)

Internal doors, slight step down into the office, wood effect laminate effect flooring. uPVC window to the side aspect, pendant light, internal door to the garage, plenty of power points and telephone points. Floor mounted oil fired Grant boiler.

Bedroom Five/Reception Two

15'7 x 9'5 (4.75m x 2.87m)

Beautiful views to the front, t.v. point and parquet flooring, bay window which is uPVC to the front aspect, radiator, wall lighting with a variety of power points and an internal door leading to the utility which then serves the downstairs shower room. To the end of the hallway we have a part glazed door which leads into the:-

Shower Room

8'6 x 5'1 (2.59m x 1.55m)

Ceramic tiled flooring, obscure uPVC window to side, metro wall tiling, pedestal wash basin, push flush w.c. with a chrome heated towel radiator, double shower enclosure with screen door, marble effect shower panelling, Triton shower with large rainfall head and extractor light.

Staircase

Straight run carpeted staircase extending to a bright landing space. Pendant lighting, power points, radiator below window to front with elevated views over the cricket pitch and the river banks. Access panel to loft with pull down ladder and linen cupboard.

Bedroom Four

9'7 x 9'1 (2.92m x 2.77m)

Carpeted flooring, uPCV window to the rear, radiator, built-in double wardrobe, power points, t.v. point and light.

Bedroom Three

10' x 9'2 (3.05m x 2.79m)

Internal door, carpeted flooring, built-in wardrobe, uPVC window to rear with radiator below, power points. lighting.

Bedroom Two

10'9 x 9'5 (3.28m x 2.87m)

Internal door, carpeted flooring, built-in wardrobe, uPVC window to front, radiator below and beautiful views to the front.

Master Bedroom

12' x 11'9 (3.66m x 3.58m)

Internal door, carpeted flooring, uPVC window to front, radiator below and beautiful views, internal door to:

En-Suite

5'5 x 4'9 (1.65m x 1.45m)

Tile effect vinyl flooring, pedestal wash basin, tiled splashbacks and mirror, push flush w.c., corner shower enclosure with stone effect shower panelling and Triton mixer, ceiling light.

Family Bathroom

7'6 x 5'6 (2.29m x 1.68m)

Internal door, wood effect laminate flooring, obscure uPVC window to the rear, slipper bath suite, painted wall panelling, pedestal wash basin, concealed push flush w.c., corner shower cubicle with screen doors, Triton shower mixer, light and extractor.

Outside

Front Garden

The property is accessed from the lane via double high level gates. Concreted driveway which is elevated extending to the front elevations providing ample off road parking. Enclosed by mature hedgerow, stock proof fencing, double timber gates and extending to an area of lawn, private seating area overlooking the village cricket green and the river banks, variety of blossom trees and an enclosed hen run and hen house. There are a variety of climbing roses, external lighting, timber door which extends into a covered storage area, further covered passageway via low pedestrian gate and this provides access to the utility side door and further high level gate which extends to the rear garden.

Garage

15'7 x 10'2 (4.75m x 3.10m)

Manual door to front, power and lighting, basin.

Attached Single Garage & Covered Car Port

Cupboard Store

timber door to front and timber door to rear and power supply and lighting.

Rear Garden

Private enclosed paved seating area led from the kitchen/dining room via sliding doors, sleeper retaining wall and incorporating a fish pond which is pump fed, external lighting and timber door leading into a store. Paved path running across the back, further side access which is covered with high level gate, external tap, paved path from terrace extends to the main body of lawn which hosts a variety of well stocked and planted borders, variety of flowering shrubs, paved area with log store and greenhouse, garden enclosed by high level close board fencing, greenhouse, planted Magnolias, winding paved path with archway and Clematis extending to the second body of lawn, slightly elevated lawn and the second section has a couple of seating areas are covered and partly paved seating area and at the very end we have a further paved seating area looking back at the property.

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.

The property is on an oil fired central heating system and is mains drainage.

Council Tax Band - F

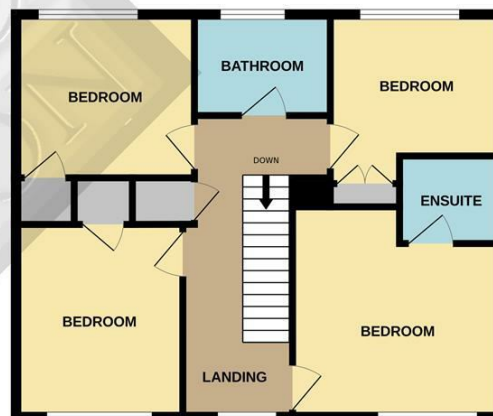




GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 sq.m.) approx.

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.

Made with Metropix ©2025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**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**