

**RUSH
WITT &
WILSON**



**Dial Cottage, Main Street, Northiam, East Sussex, TN31 6LP.
£395,000 OIEO Freehold**

An attractive and beautifully renovated two bedroom detached single storey cottage located in the heart of Northiam Village providing immediate access to the popular amenities and well renowned Great Dixter House & Gardens. This delightful cottage enjoys 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 privately enclosed rear garden with paved Indian Sandstone terrace, sleeper edged lawn, raised beds and corner terraced seating area enclosed by high level fencing. To the front provides off road parking over a block paved driveway. 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.

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Front

Picket fencing with gate, block paved 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 One

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 Two

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.

Outside

Rear Garden

Privately enclosed rear garden with Indian Sandstone 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 with shed, external light, power and tap, path to side with external part-glazed door to utility and high level gate to front elevations.

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		85
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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