

**RUSH
WITT &
WILSON**



**1 Heron Cottages, Lossenham Lane, Newenden, Kent, TN18 5QE.
£440,000 Freehold**

A spacious and well presented 1930's three bedroom semi-detached house occupying a peaceful country lane position of Newenden Village enjoying open rural views to the neighbouring Rother Valley and it's riverbanks. Accommodation comprises an attractive main living room with fitted wood burning stove, generous kitchen/breakfast room with adjoining utility room and downstairs wc. The first floor enjoys three double bedrooms and modern family shower room suite. Externally the property enjoys a generous landscaped rear garden backing onto equestrian land complete with porcelain paved seating area with pergola and summerhouse providing the ideal alfresco dining or entertaining area. To the front garden also provides a pleasant seating area with frontal views and off road parking. 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

Composite stable front door with viewing panel leading into:

Living Room

16'8 x 12'6 (5.08m x 3.81m)

Upvc bay window to the front aspect, wood effect flooring, further upvc window to the rear aspect with electric radiator below, exposed brick fireplace housing a cast iron wood burning stove over a slate hearth, understairs storage cupboard housing electric meter, consumer unit and built-in shelving, exposed joinery, recessed downlights, internal door leading into:

Kitchen/Breakfast Room

14'4 x 11'5 (4.37m x 3.48m)

Upvc window to front and two upvc windows to the rear aspect, ceramic tiled flooring, door leading to the staircase serving first floor accommodation, understairs storage cupboard, space for breakfast table and chairs, low level cupboard, electric heater. Fitted base units with stone effect laminated countertops, inset one and a half stainless bowl with drainer and swan neck tap, recess for freestanding fridge/freezer, fitted undercounter Bosch oven and four ring induction hob, metro tiled splashback, stainless steel extractor canopy and light, built-in half height cupboard via timber doors with built-in shelving, further low level cupboard with built-in shelving. Internal door leading with step down to:

Utility Room

8'6 x 5'4 (2.59m x 1.63m)

Upvc window, part glazed composite door to the side elevation, ceramic tiled flooring, base units with laminated countertop, plumbing for washing machine and dishwasher, further wall unit, metro wall tiling, door leading to:

Downstairs WC

Obscured upvc window to side, ceramic tiled flooring, free standing vanity with hand basin, push flush wc, light.

First Floor

Landing

Upvc window to front with aspect to the front garden and the Rother valley and river banks, timber staircase with carpeted runner, fitted book shelving, access panel to the loft.

Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

Upvc window to the rear aspect with pleasant outlook over the gardens and backing onto equestrian land, electric radiator, storage alcove.

Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)

Upvc French casement window to the front with electric radiator below.

Bedroom Three

10'5 x 8'1 narrowing to 7' (3.18m x 2.46m narrowing to 2.13m)

Upvc window to the rear aspect, electric radiator, built-in wardrobes with high level shelving and hanging rails, cast iron feature fireplace.

Shower Room

8'2 x 4'5 (2.49m x 1.35m)

Stone effect vinyl flooring, pedestal wash hand basin, push flush wc, wall mounted mirror with light, shaver point, recessed downlights, chrome heated towel radiator, large double shower enclosure with sliding screen door, ceramic wall tiling, concealed shower mixer and extractor.

Outside

Front of Property

Agrigate driveway to the front providing off road parking for one vehicle and enclosed by post and rail fencing, concrete path leading to a low level picket fence and gate leading into the front garden with beautiful frontal views across neighbouring countryside and the river banks at Newenden.

Front Garden

Laid to lawn with a central concrete pathway extending to the entrance with planted lavender borders, path extends from front to side where there is a low level picket gate providing access to the side and to the rear, shingled seating area being elevated and enjoying beautiful views to the front.

Rear Garden

Shingled seating area, low level retaining wall with steps leading onto a raised area of lawn enclosed by high level panelled fencing, sandstone stepping stones, archway pergola with planted borders and this extends to a raised

seating terrace to one end with both contemporary fencing, pergola and summerhouse to one end which provides and elevated position to enjoy the sun in the evening backing onto equestrian land.

Services

Electric heating system and mains drainage.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

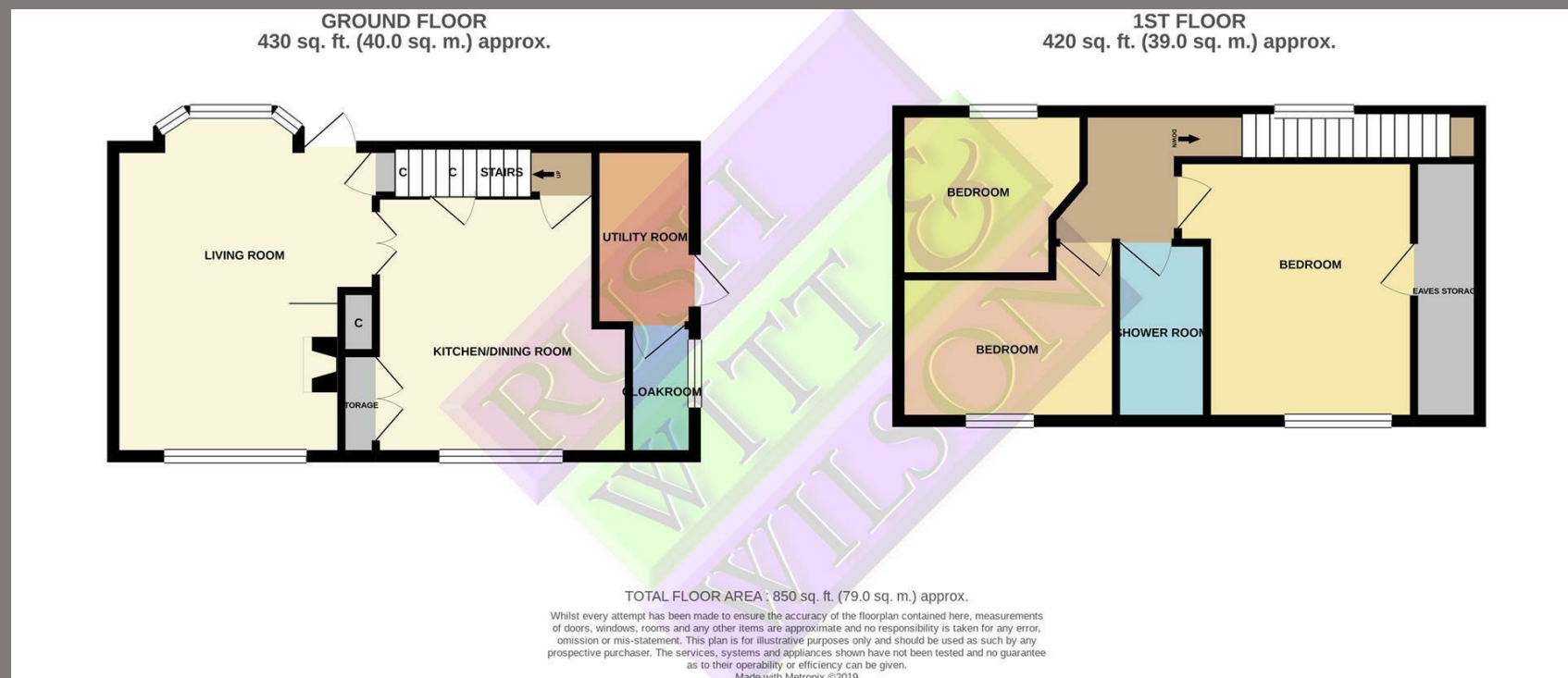
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-34) E (21-28) F (1-20) G 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**