



OSBORNE COTTAGE, STATION ROAD,
NORTHIAM, EAST SUSSEX, TN31 6QL

ANDERSON
 HACKING

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GUIDE PRICE £695,000

A beautiful well presented period detached cottage set back from the road and offering 3 double bedrooms, family bathroom, 3 reception rooms, kitchen breakfast / sitting room, utility, cloakroom/WC, 2 garages and private gardens.

- Entrance Hallway
- Living Room
- Dining Room
- Study/Playroom/ Bedroom 4
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom / WC
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Large Entertaining Seating Area
- Wrap around Garden
- 2 x Garages and Off-Street Parking
- Wealth of Period Features
- Air Conditioning
- Gas Central Heating

Description: Osborne Cottage is a most welcoming detached period cottage dating back to the mid-to late 18th century. The property offers a wealth of period features with much of the original timber frame exposed while the external cladding is a mix of brick ground floor and clay tile hung and painted weatherboard first floor elevations with recently replaced UPVC double glazed windows all beneath a clay peg tiled roof. The property is approached from Station Road via a central picket gate entrance which leads through the front garden to a central open covered porch and front door. The front door opens into a generous entrance hallway off which is the main living room with double aspect windows and central brick fireplace with wood burner. On the opposite side of the hallway is a dining room with front facing window, inglenook fireplace with further wood burner and side store cupboard. A second door leads from the dining room to a rear hallway off which is a ground floor cloakroom/WC as well as access to study / playroom / bedroom 4 which benefits from rear window and Velux window as well having a connecting door into the living room. A generous kitchen breakfast / sitting room is accessed from the rear hallway with triple aspect windows including French doors opening out to the rear garden. The kitchen is fitted with Hague blue shaker kitchen units with white quartz worktops with butlers sink, integrated dishwasher, fridge and wine cooler. There is space for a large electric range cooker with extractor hood above and a breakfast bar with additional units that divides the kitchen from the sitting area.







A doorway leads from the kitchen to a side utility room with double aspect windows and glazed rear door, further kitchen units with stainless steel sink and under counter space and plumbing for a washing machine and tumble dryer.

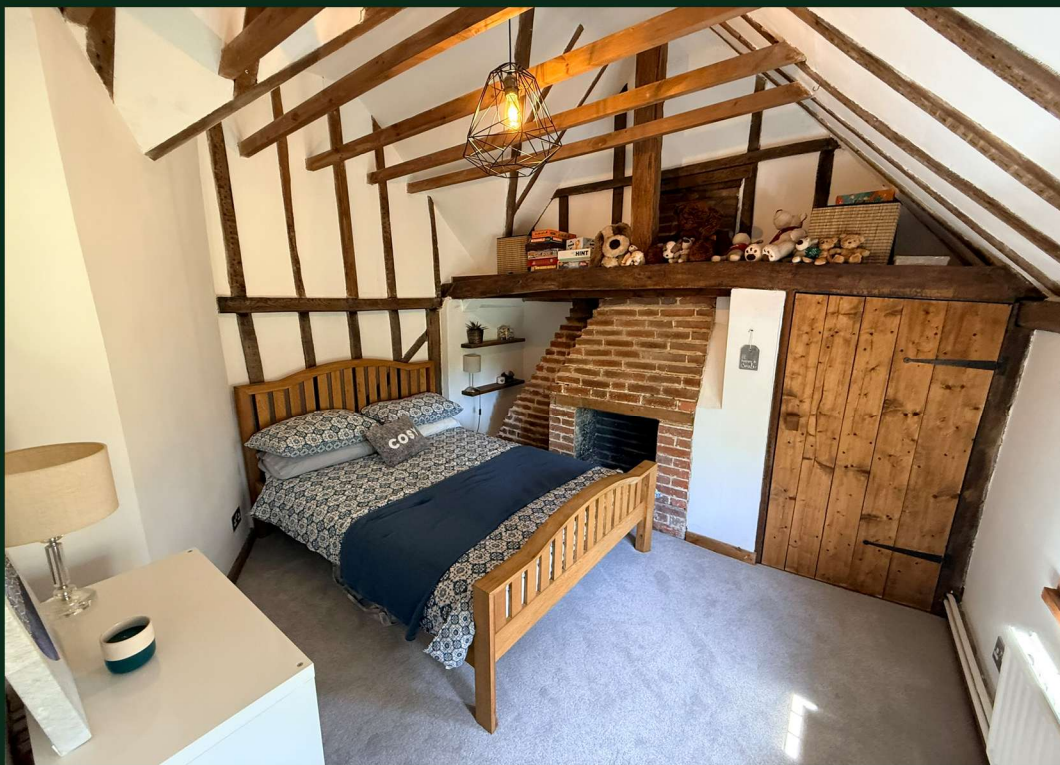
Stairs lead from the entrance hall up to a galleried first floor landing off which is an impressive principal bedroom with front facing windows and further rear Velux windows, with vaulted ceiling, built in wardrobe hanging rail and also benefitting from air conditioning. Further along the landing are two double bedrooms, both with built in wardrobes and the rear bedroom also benefitting from air conditioning. A family bathroom is also accessed from the landing with roll top bath, large walk-in shower, boxed in cistern WC and washbasin with vanity unit below. Externally the house sits within a central position within the property with raised front flower beds while a resin path leads around either side of the house to a rear entertaining area with west facing sitting area. Either side of the gardens are single garages of brick construction with side windows, clay tiled roofs and timber frame double doors to the front opening out onto paved parking areas.

Agents Note: We have been made aware that the previous owners installed an electric car charging point at the side of the property. (Currently not used by vendors.)

Situation: The property is situated in the Wealden village of Northiam, which provides a number of local services including primary school, doctor's surgery, dentist, 2 supermarkets, post office, bakery, opticians, hardware store, fish and chips and Indian restaurant. The small village of Newenden is within 1 mile walking distance benefiting from cricket green and village pub. The historic town of Rye is approximately 8.4 miles away and offers a range of shops and leisure facilities. The spa town of Tunbridge Wells is approximately 22 miles distant offering further shopping and recreational facilities. Closer to the south is the historic town of Hastings 12 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include, walking and riding in the beautiful surrounding countryside, as well as opportunities for cycling, fishing, local tennis, and bowls clubs as well as golf or the nearby Rye links golf course and kite surfing on Camber Sands Beach.

Schools: Northiam village benefits from a nursery and primary school, both within 1 mile, while nearby in Rye and Tenterden are further primary and secondary schools. There are also a number of highly regarded private schools in the area including Marlborough House Vinehall, St Ronan's, Claremont, Buckswood, and Benenden School.

Travel and Transport: Rye train station is 8 miles away offering direct links to the highspeed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains, while Robertsbridge train station is also 10 miles away with direct train links to London Charing Cross (1hr 19 mins). The M20 may be joined at Ashford via the A28 with connections to the M25 and Dover Ferry Port.



General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband Speed: Up to 66 Mbps (source Uswitch)

Mobile Coverage: 4G on 3 Mobile, EE, Virgin Mobile, Vodafone and O2

Council Tax: Currently Band F

EPC: Band D

Local Authority: Rother District Council

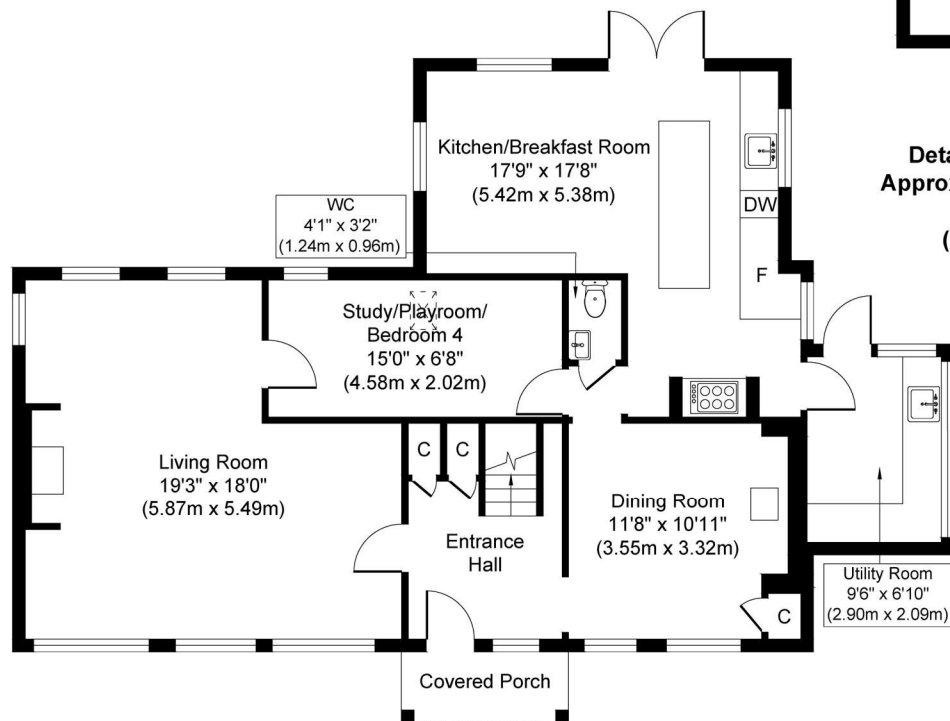
Tenure: Freehold

Viewing: Strictly by appointment with Anderson Hacking Ltd

Directions: From the centre of Rye proceed out of the town on Rye Rd (A268) continuing for 5 miles passing through the village of Peasmarsh to the village of Beckley. At roundabout continue straight over, staying on the A268 onto Whitebread lane and proceed for further 3 miles. At the T Junction (joining the A28) turn left and Osborne Cottage will be found on your right after approximately 500 m.



Gross Internal Area : 1,647 sq. ft. (152.96 sq. m.)
Outbuildings GIA : 399 sq. ft. (37.05 sq. m.)



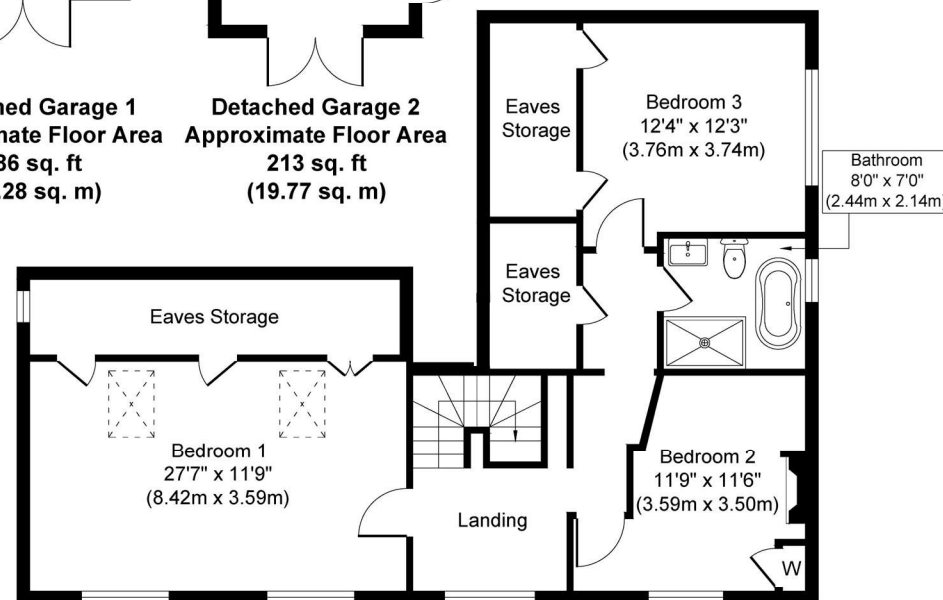
Ground Floor
Approximate Floor Area
990 sq. ft
(91.93 sq. m)

Garage
19'7" x 9'6"
(5.96m x 2.90m)

Detached Garage 1
Approximate Floor Area
186 sq. ft
(17.28 sq. m)

Garage
22'2" x 9'7"
(6.75m x 2.93m)

Detached Garage 2
Approximate Floor Area
213 sq. ft
(19.77 sq. m)



First Floor
Approximate Floor Area
657 sq. ft
(61.03 sq. m)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: May 2026 Photographs Dated: May 2026

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