



Moloney
COUNTRY PROPERTY



APPLE TREE COTTAGE NORTHAM

APPLE TREE COTTAGE, MAIN STREET, NORTHIAM, EAST SUSSEX. TN31 6LE

AN ATTRACTIVE, WELL PRESENTED, 5 BEDROOM LATE VICTORIAN SEMI-DETACHED HOUSE SITUATED IN A CENTRAL VILLAGE LOCATION. THIS FAMILY HOME OFFERS VERSATILE ACCOMMODATION AND BENEFITS FROM DETACHED GARAGE, OFF ROAD PARKING AND ENCLOSED REAR GARDEN. ACCOMMODATION INCLUDES SITTING ROOM WITH DOORS TO THE GARDEN, SNUG WITH WOOD-BURNING STOVE, STYLISH FITTED KITCHEN/DINING ROOM WITH SEPARATE UTILITY ROOM. 4 FIRST FLOOR BEDROOMS, 1 EN-SUITE, FAMILY BATH & SHOWER ROOM AND 2ND FLOOR BEDROOM 5/OFFICE. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, DOUBLE ASPECT SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM, SNUG, 1ST FLOOR LANDING, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS, BATH & SHOWER ROOM, SECOND FLOOR BEDROOM 5/OFFICE. FRONT GARDEN, DRIVEWAY, DETACHED GARAGE, REAR GARDEN WITH LARGE PAVED TERRACE. GAS CENTRAL HEATING.



Pathway with covered porch, front door to:

ENTRANCE HALL: Stairs to the first floor. Under stairs cupboard. Wooden floor.

KITCHEN/DINING ROOM: Double glazed window to the rear. Kitchen fitted with range of shaker style base and wall units, Corian worktop over, with matching upstands, inset with ceramic sink. Electrolux double oven with cupboards above and below, integrated Zanussi dishwasher. Drawer units. Peninsular unit inset with induction hob, extractor/ lights over, saucepan drawers, slimline metal shelved cupboards & wine rack. Full height integrated larder fridge, double doored, shelved corner larder cupboard. Tiled floor. Space for dining table. Under stairs storage cupboard. Door to

UTILITY ROOM: Door leading out to the rear paved terrace, window alongside and matching window to rear. Cloaks cupboard. Integrated under counter freezer & washing machine with matching worktop over. Cupboard housing Bosch gas fired boiler. Tiled floor. Door to:

CLOAKROOM: Double glazed window to the rear. Fitted with contemporary white suite comprising WC and hand basin. Inset ceiling lights. Matching tiled floor.

From the kitchen, double doors to:

SNUG: Double glazed window to the front. Chimney breast inset with cast iron wood burning stove on brick hearth, shelved recess to one side and cupboards and shelves to the other. Wooden floor.

GUIDE PRICE £500,000



From the kitchen, double doors to:

SITTING ROOM: Triple aspect room with bay style double glazed window to the front, sash window to side and doors leading out to the rear paved terrace. Wooden floor. Wall light points.

Stairs to:

FIRST FLOOR LANDING: Matching doors to all rooms. Loft hatch. Stairs to the second floor.

BEDROOM ONE: Twin double glazed sash windows to the front. Wardrobe with hanging rail and shelf over. Door to:

EN-SUITE SHOWER ROOM: Window to the side. Fitted with white suite, comprising WC, hand basin with shelf and mirror over and Aqua panelled corner shower. Chrome ladder style towel rail. Part tiled walls, vinyl floor.

BEDROOM TWO: Twin double glazed sash windows to the front. Cast iron fire surround (not in use). Wardrobe cupboard with hanging rail and shelf.

BEDROOM THREE: Double glazed sash window enjoying views over the rear garden and small window to side. Wardrobe cupboard with hanging rail and shelf.

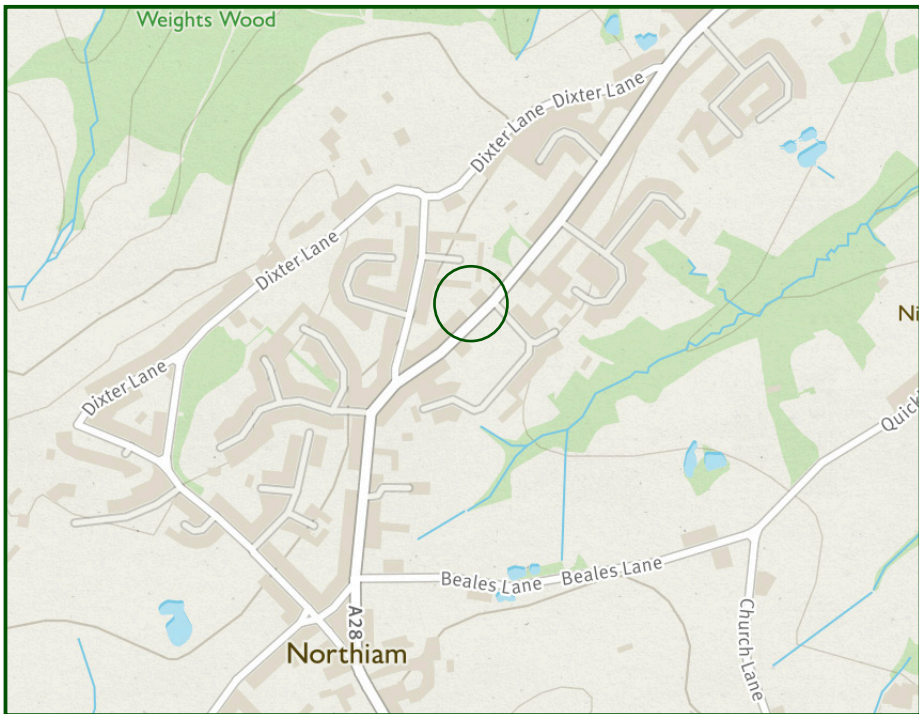
BEDROOM FOUR: Double glazed sash window to the rear enjoying views over the garden.

BATH AND SHOWER ROOM: Obscure double glazed sash window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into range of storage cupboards and drawers with shelves and lights over, mirrored splash-back, bath and Aqua panelled corner shower cubicle. Tiled floor. Inset ceiling lights. White ladder style heated towel rail.



Door to stairs to the second floor, double glazed wooden sash window to the front.

BEDROOM FIVE/OFFICE: Velux window to the front and twin Velux windows to the rear. Part sloping ceiling, eaves storage cupboard. Inset ceiling lights. Door to large walk in storage area (with potential to convert to en-suite or further accommodation STPP).



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached from the road over a paved pathway via wooden pedestrian gate set into manicured front hedging. A driveway to the side provides off road parking for two vehicles and gives access to the detached garage. A gated path leads to the rear garden which is of good size with extensive large lower paved terrace for alfresco dining and steps leading up to area of level lawn with planted beds and borders.

SERVICES: All main services are connected. Gas fired central heating.

FLOOR AREA: 187 m² (2,013 ft²) approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the A28 through Northiam towards Newenden, pass through the centre of the village with the recreation field on the left. The property will be found on the left, almost opposite the entrance into the village hall car park.

What3Words (Location): ///buzzer.copycat.commit

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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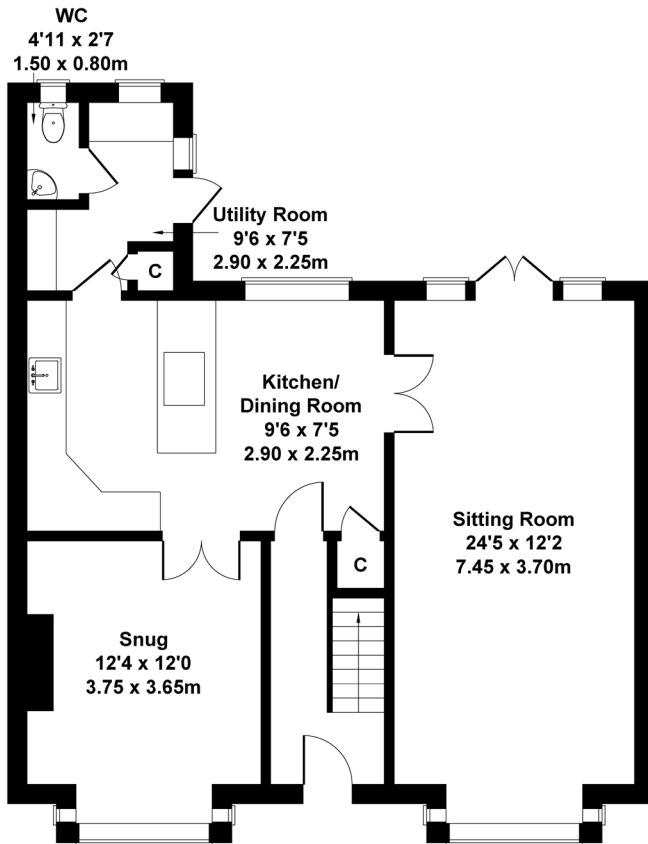
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

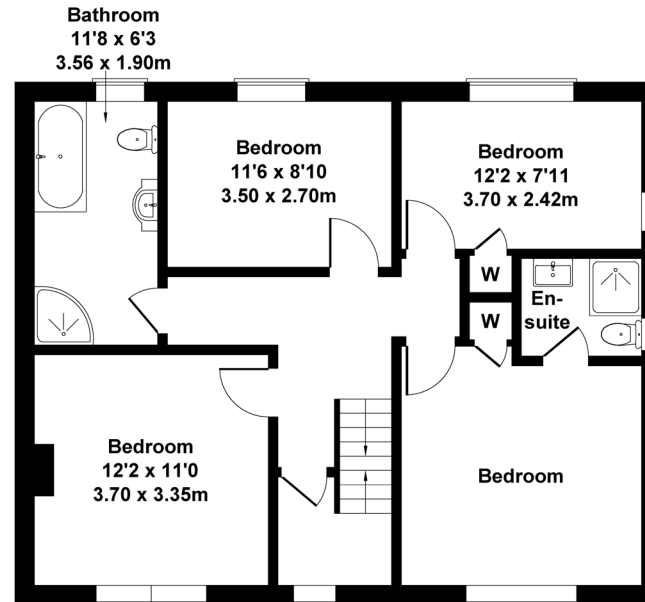
Apple Tree Cottage

Approximate Gross Internal Area
2013 sq ft - 187 sq m

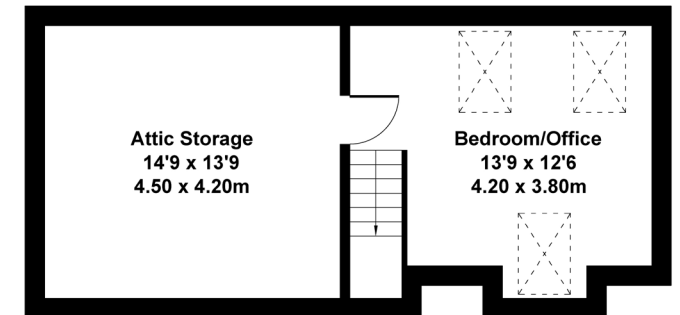
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.

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