



Moloney
COUNTRY PROPERTY



STATION COTTAGE NORTHIAM

STATION COTTAGE, STATION ROAD, NORTHIAM, EAST SUSSEX TN31 6QT

A SEMI DETACHED, 3 BED, UNLISTED PERIOD COTTAGE ON THE OUTSKIRTS OF THE VILLAGE OFFERING SCOPE FOR UPDATING, CURRENTLY COMPRISING, 2 RECEPTION ROOMS BOTH WITH OPEN FIRES, EXTENDED KITCHEN/DINING ROOM WITH DOORS TO THE GARDEN, 3 BEDROOMS AND BATH/SHOWER ROOM. OFF ROAD PARKING, GOOD SIZE PRIVATE REAR GARDEN. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/DINING ROOM, BATH/SHOWER ROOM, THREE FIRST FLOOR BEDROOMS. OFF ROAD PARKING, REAR GARDEN WITH PAVED PATIO, TIMBER GARDEN STORE. OIL FIRED CENTRAL HEATING.



Covered porch with part glazed front door to:

ENTRANCE HALL: Stairs to the 1st floor with under stair storage cupboard. Wooden floor.

SITTING ROOM: UPVC double glazed window to the front. Wooden floor. Painted brick fire surround inset with basket for open fire on matching brick hearth, shelves and cupboard to side. Opening to:

DINING ROOM: Door back to the hall. Painted brick fire surround inset with cast iron wood burning stove on brick hearth with cupboard to side. Matching wooden floor. Double doors to:

KITCHEN/DINING ROOM: UPVC double glazed window overlooking the rear garden. Fitted with range of oak base and wall units with wood edge laminate worktop over, inset with 1 1/2 bowl single drainer stainless steel sink unit. Plumbing for washing machine, plumbing for dishwasher. Electric cooker point. Tiled splashbacks. Quarry tiled floor. Oil fired boiler. Space for upright fridge freezer. Opening to:

DINING ROOM: UPVC double glazed window to the side, doors leading out to the rear paved terrace. Wood effect laminate floor.

BATH/SHOWER ROOM: Obscure UPVC double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin, panelled bath set into tiled surround & tiled corner shower cubicle.

GUIDE PRICE £349,950



Painted wooden staircase to the first floor:

LANDING: Matching doors to all rooms. Airing cupboard.

BEDROOM ONE: UPVC double glazed window to the front. Cast iron ducks nest fireplace.

BEDROOM TWO: UPVC double glazed window to the rear. Cast iron ducks nest fireplace. Wardrobe cupboard

BEDROOM THREE: UPVC double glazed window to the side. Shelves.

OUTSIDE: The property is approached from the road over a gravel driveway providing parking with gated pathway to the side giving access to the rear. The rear garden is of good size with pergola covered terrace for alfresco dining, mainly laid to lawn with hedged and fenced boundaries to both sides. A gate leads into the working area of the garden with greenhouse, large timber garden store & composting area. Outside lights, outside tap.

SERVICES: Mains water and electricity are connected. Oil fired central heating. Private drainage.

FLOOR AREA: 103 m² (1,109 ft²) Approx.

EPC RATING: 'E'

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 north on the A28, continue through Northiam village, Station Cottage will be found on the left shortly before the steam railway level crossing.

What3Words (Location): ///overruns.fend.afflicted

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



Station Cottage

Approximate Gross Internal Area
1109 sq ft - 103 sq m

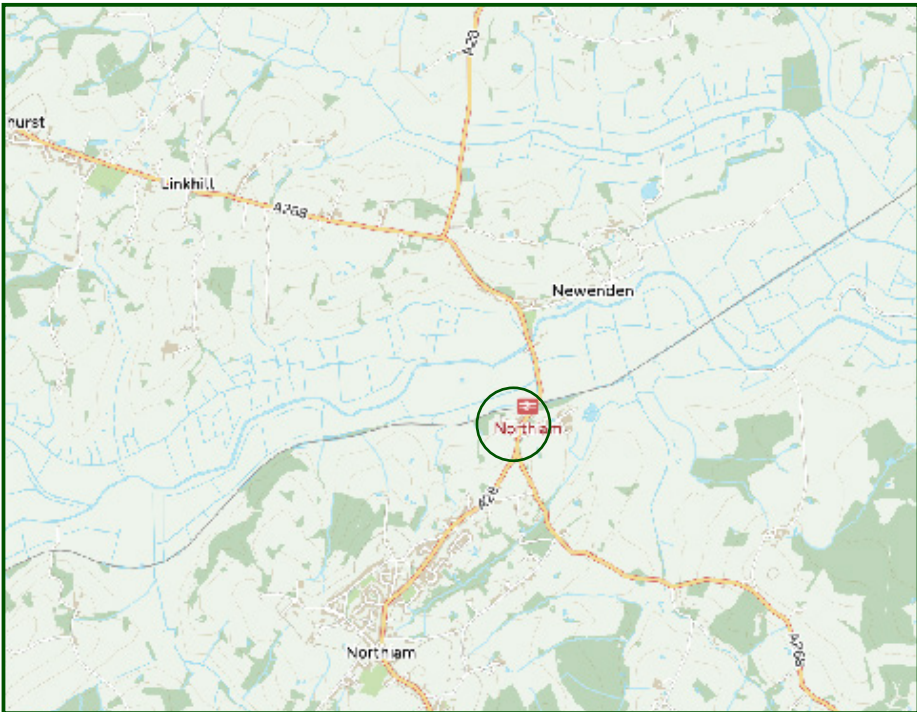
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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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.