



Moloney
COUNTRY PROPERTY



4 THE GREEN BODIAM

4 THE GREEN, BODIAM, EAST SUSSEX. TN32 5UB

A BEAUTIFULLY PRESENTED, FOUR BEDROOM SEMI-DETACHED HOUSE, LOCATED IN THE HEART OF THE HISTORIC VILLAGE, OVERLOOKING THE GREEN, MOMENTS FROM BODIAM CASTLE. PREVIOUSLY SYMPATHETICALLY EXTENDED ACCOMMODATION INCLUDES SITTING ROOM, FAMILY/DINING ROOM WITH WOOD BURNER AND DOORS TO THE REAR GARDEN, A STYLISH FITTED KITCHEN WITH UTILITY/BOOT ROOM, FOUR DOUBLE BEDROOMS INCLUDING SECOND FLOOR MASTER BEDROOM WITH EN-SUITE, AND A FAMILY BATH/SHOWER ROOM. THE PROPERTY ENJOYS AN AMPLE SLOPING REAR GARDEN, WITH VIEWS OVER ADJOINING VINEYARDS AND LOW MAINTENANCE FRONT GARDEN. LAPSED PLANNING FOR FURTHER EXTENSION. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, FAMILY/DINING ROOM, KITCHEN, UTILITY/BOOT ROOM, FOUR DOUBLE BEDROOMS INC. MASTER BEDROOM WITH EN-SUITE BATHROOM , FAMILY BATH/SHOWER ROOM. FRONT GARDEN, REAR GARDEN ADJOINING VINEYARDS.



ENTRANCE HALL: Period style solid wood front door. Double glazed window to side. Stairs to the first floor. Oak parquet style ceramic tile floor. Matching doors to all rooms. Double glazed window to side.

CLOAKROOM: Obscure double-glazed window to the front. Recently fitted with contemporary white suite comprising back to wall WC & hand basin set into vanity storage unit with tiled splash-back. Painted panelled walls. Extractor. Oak parquet style ceramic tile floor.

SITTING ROOM: Double glazed window to the front. Wooden fire surround with shelved recesses to both sides. TV point. Ornate coving & ceiling rose. Oak parquet style ceramic tile floor.

DINING/FAMILY ROOM: Double glazed doors leading out to the rear terrace with window alongside, both enjoying views over the rear garden. Inset wood burning stove in tiled surround on marble hearth. TV point. Decorative coving. Oak parquet style ceramic tile floor. Dining area with window overlooking garden. Opening to:

KITCHEN: Double glazed window enjoying views over the rear garden, small window to side. Fitted with range of shaker style base and wall units with brass handles and integral dishwasher. Quartz worktop inset with ceramic butler sink unit with brass mixer tap. Belling LPG range cooker with concealed extractor over. Tiled splash-backs, 'Quorn stone' natural stone effect ceramic tiled floor.



GUIDE PRICE £595,000



*Agents Note: There is lapsed planning RR/2023/444/P for a rear extension to create a larger kitchen and family/dining room and shower room. Plans available on request.

UTILITY/BOOT ROOM: Door leading out to the rear garden, window to the front. Base unit with oak style worktop over, plumbing for washing machine. Bench seating with shoe storage below. Oak parquet style ceramic tile floor. Extractor.

LANDING: Matching doors to all room. Stairs to the second floor. Original herringbone pattern floor.

BEDROOM: Double glazed window to the front enjoying views over the village green and small window to side. Loft hatch.

BEDROOM: Double glazed window enjoying views over the rear garden and vineyards beyond. Original herringbone pattern floor.

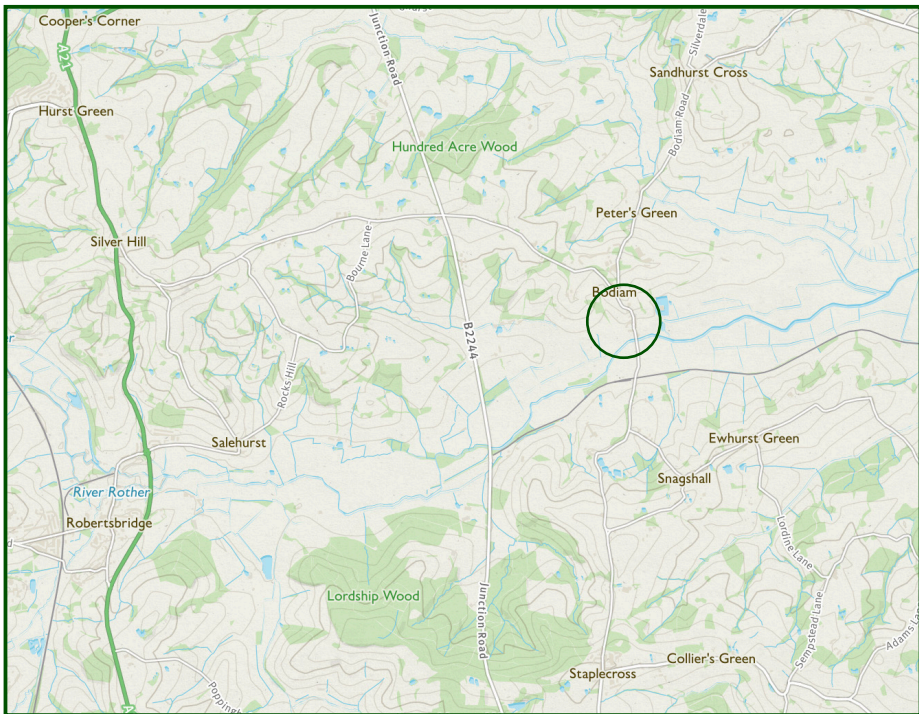
BEDROOM: Double glazed window to the front enjoying views over the village green. Original herringbone pattern floor. .

BATH/SHOWER ROOM: Double glazed window to the rear. Recently fitted contemporary white suite comprising back to wall WC, hand basin set into double door vanity unit and panelled bath with shower over, glass shower screen to side. Contemporary tiling. Herringbone style bathroom LVT flooring. Inset ceiling lights. Airing cupboard housing hot water tank with slated shelves. Mirror door cabinet.

Stairs to:

SECOND FLOOR MASTER BEDROOM: Velux windows to the front to the front, enjoying views over the village green and across the valley beyond, Velux window to the rear with views over the rear garden and vineyard beyond. Stained wooden floor. Part sloping ceiling. Door to:

EN-SUITE BATHROOM: Velux window to the rear. Recently fitted with contemporary suite comprising back to wall WC, hand basin set into storage unit & bath with central taps set into marble style tiled surround. Herringbone style bathroom LVT flooring. Chrome ladder style towel rail. Part sloping ceiling, inset ceiling lights.



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 over a private road surrounding the village green with brick wall front with bracket for Type 2 EV cable, boundary and stepped brick pathway to the front door, with gravelled areas to both sides, log store and storage. Gated access to the rear. Grant oil boiler (installed in Dec-23) in outside housing. The pathway opens up to a terrace area for alfresco dining with brick retaining wall inset with two flights of steps giving access to the good size, gently sloping upper garden, which is laid to lawn, interspersed with mature planted beds and borders, adjoining vineyards to the rear. Brick built store, concealed oil tank.

SERVICES: Mains water and electricity are connected, shared private drainage, oil central heating.

FLOOR AREA: 141 m² (1,518 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham station provide services via Tonbridge to London Charing Cross and south to Hastings, 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 A268 towards Rye, continue into Sandhurst, turning right onto the Bodiam Road. At the junction turn left, continue down the hill, turn right immediately after the green, no 4 will be found on the right.

What3Words (Location): [///passenger.glades.trunk](https://www.what3words.com////passenger.glades.trunk)

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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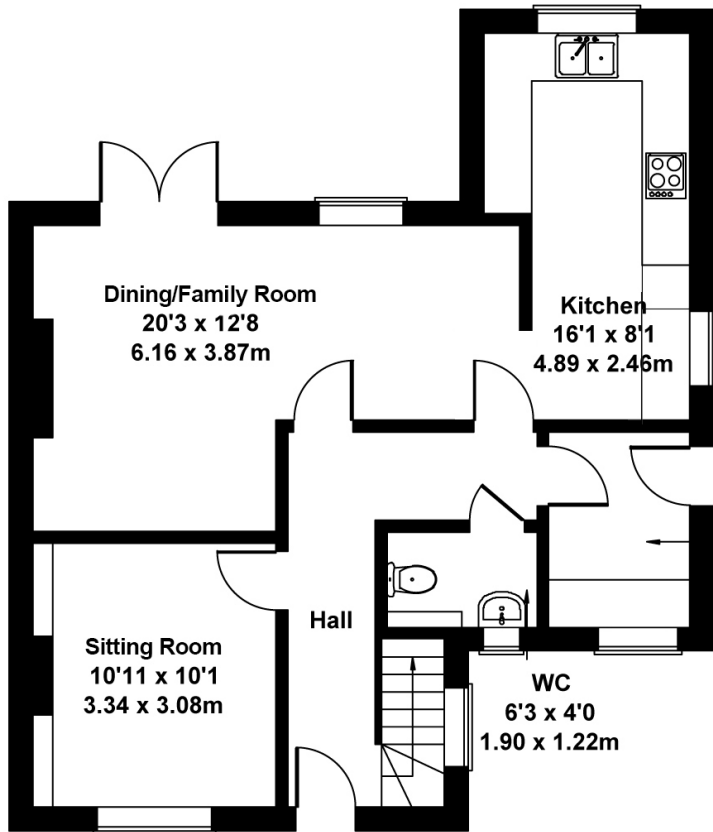
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

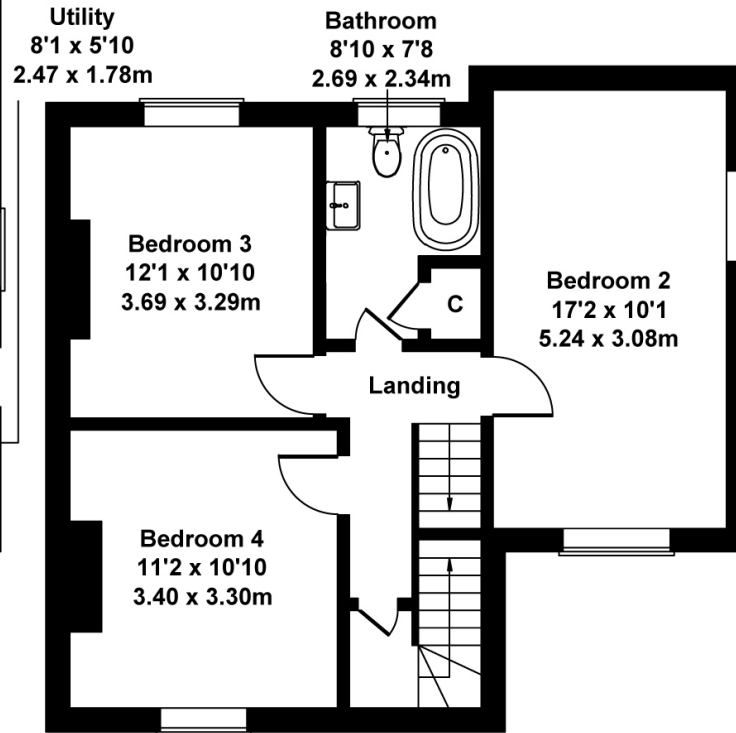
4 The Green

Approximate Gross Internal Area
1518 sq ft - 141 sq m

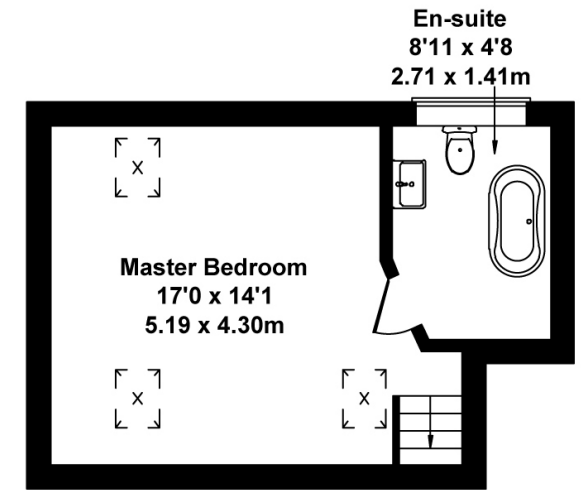
Core	Energy rating	Current	Potential
2+	A		
1-91	B		81 B
9-80	C		
5-68	D	62 D	
3-54	E		
1-38	F		
20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.

For Illustrative Purposes Only.

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

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