



Moloney
COUNTRY PROPERTY



2 LITTLE DOUCEGROVE COTTAGES RURAL NORTHIAM

2 LITTLE DOUCEGROVE COTTAGES, DOUCEGROVE LANE, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6JQ

LOCATION, LOCATION, LOCATION! A BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACE COTTAGE, ENJOYING A RURAL SETTING ON THE OUTSKIRTS OF THE VILLAGE, TUCKED AWAY OFF A PRIVATE 'NO THROUGH' ROAD. THE ACCOMMODATION INCLUDES AN OPEN PLAN STYLISH KITCHEN/DINING ROOM, SITTING ROOM WITH WOOD-BURNING STOVE AND CONSERVATORY WITH FRENCH DOORS TO THE REAR GARDEN. TWO BEDROOMS AND BATH/SHOWER ROOM ON THE FIRST FLOOR. SUN TRAP COURTYARD GARDEN TO THE FRONT, LOW MAINTENANCE REAR GARDEN. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: PORCH, KITCHEN/DINING ROOM, SITTING ROOM, CONSERVATORY, TWO BEDROOMS, BATH/SHOWER ROOM. FRONT COURTYARD GARDEN, REAR GARDEN, LARGE TIMBER STORE. LPG GAS CENTRAL HEATING.



Front door with double glazed windows to side to:

ENTRANCE PORCH: Tiled floor, cloaks hooks, inset ceiling lights. Glazed door with panel to side to:

KITCHEN/DINING ROOM: Double glazed window to the front. Fitted with 'U' shape comprehensive range of cream base and wall units with woodblock worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Siemens 4 ring gas hob with concealed extractor over and Miele oven below, integrated Miele fridge freezer, drawer units, Bosch dishwasher, Beko integrated washing machine. Shelved storage cupboard, wine rack. Further cupboard in the peninsular unit. Tiled splash-back. Inset ceiling lights with three pendant lights over the peninsular unit. Space for dining table. Slate tiled floor. Opening to:

SITTING ROOM: Fire surround inset with wood burning cast iron stove on stone hearth. Understairs cupboard. TV point. Inset ceiling lights. Matching slate tiled floor. Door to lobby with staircase to the first floor. Doors to:

CONSERVATORY: 3 sets of doors leading out to the rear paved terrace. Matching slate tiled floor.

LOBBY: Opaque window looking through to the conservatory. Stairs to the first floor:

LANDING: Matching doors to all rooms. Loft hatch. Wooden floor. Shelved linen cupboard with radiator.

GUIDE PRICE £445,000



BEDROOM ONE: Double glazed window overlooking the rear garden. Wooden floor. Built in cupboard. Wardrobe cupboards with hanging rails and shelves over. Inset ceiling lights.

BEDROOM TWO: Double glazed window enjoying far reaching views to the front. Cupboard housing Worcester combination LPG gas fired boiler servicing hot water & central heating. Coved ceiling. Wooden floor.

BATH/SHOWER ROOM: Double glazed window to the front. Fitted with white suite comprising WC, pedestal hand basin & panelled bath with Galaxy Aqua shower over, glass shower screen to side in tiled surround. Inset ceiling lights, extractor. Part tiled walls. Coved ceiling. Wooden floor. White ladder style heated towel rail. Mirror doored cabinet. Shaver point.

OUTSIDE: The property is approached over a private 'no through' road with parking area to the front. A gate leads to the enclosed, sun trap courtyard garden with space for alfresco dining. The rear garden is hedged to both sides with paved terrace and stepping stone pathway with planted beds to both sides leading to the large timber garden store.

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

FLOOR AREA: 78m² (840 ft²) Approx.

EPC RATING: 'E'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'C'

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 towards Broad Oak on the A28 from Northiam, pass the turning to Battle & Staplecross B2165 on the right and continue to the bottom of the hill. Turn left into Rock Hill. At the grass triangle, bear left, with the Catholic church on the left. After a short distance turn right into the driveway, the cottage will be found on the left.

What3Words (Location): ///misted.plausible.expecting

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

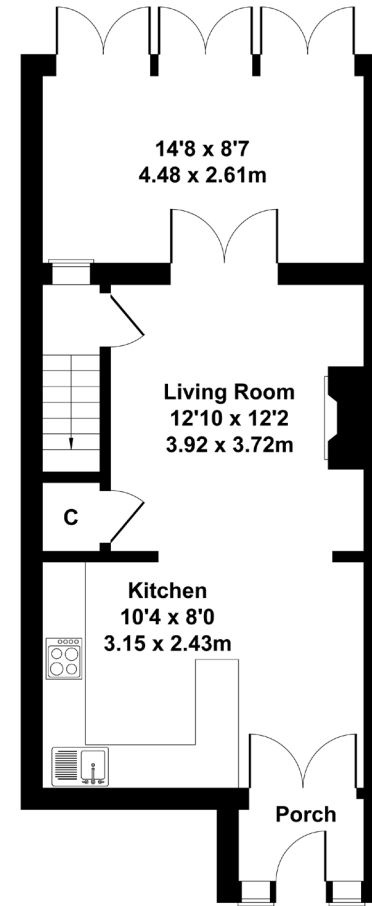
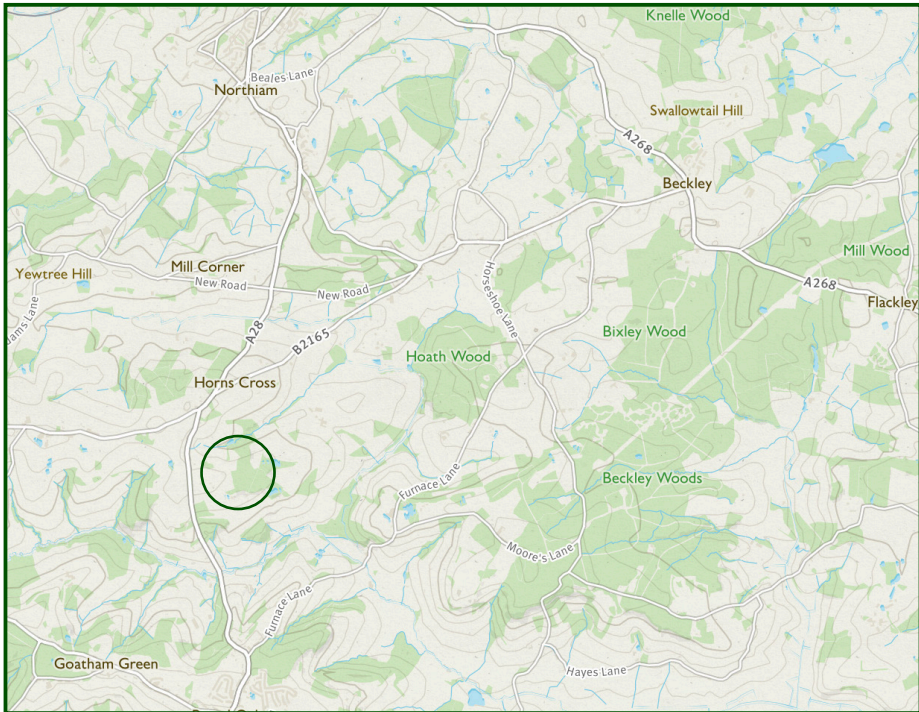




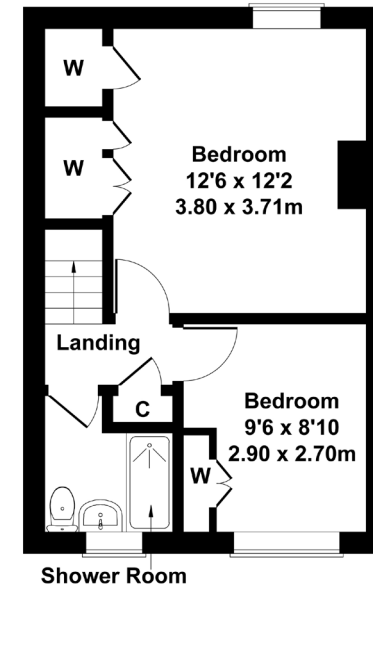
2 Little Doucegrove Cottages

Approximate Gross Internal Area
840 sq ft - 78 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

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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.