



'Our Focus Determines Your Reality'



Dagg Lane
Ewhurst Green
East Sussex
TN32 5RD



Entrance Hall * Sitting Room * Study * Orangery
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Jack 'n' Jill Ensuite
Bedroom sharing Jack 'n' Jill Ensuite
Guest Double Bedroom * Bathroom

Stunning Garden * Terrace * Detached Workshop
Gated Off Road Parking



DELIGHTFUL UNLISTED PERIOD COTTAGE

Sitting in a stunning enclosed garden, in the village of Ewhurst Green within the High Weald National Landscape, this delightful unlisted cottage is full of charm, with character features from exposed beams to an inglenook fireplace and exposed brick chimney. With country walks on the doorstep and surrounded by green fields, the cottage provides the ideal rural idyl.

The accommodation consists of a storm porch opening into an entrance hall, a spacious sitting room with exposed beams and inglenook fireplace with log burning stove, a study with plantation shuttered windows, a double aspect kitchen/breakfast room opening into an oak frame orangery with limestone flooring and underfloor heating and doors opening onto the terrace, a cloakroom completes the ground floor.

Two staircases lead to the first floor, the first which leads to the principal bedroom with exposed beams and a Jack 'n' Jill ensuite shower room that is shared with a good size single bedroom; the second staircase leads to a double bedroom with plantation shuttered window and a bathroom with exposed brick and a further plantation shuttered window.

Outside a five-bar gate opens onto a gravel drive which provides ample off-road parking. The delightful garden is laid predominantly to lawn with established flower and shrub beds, areas of terracing from which to enjoy the garden, both brick and gravel paths lead across and around the garden with one leading to the detached workshop and log store.



EWHURST GREEN

The pretty village of Ewhurst Green sits within the High Weald National Landscape and boasts the award-winning White Dog Inn. The villages of Hawkhurst, Northiam, Bodiam, Staplecross and Robertsbridge are nearby offering local amenities serving day to day needs.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, including Claremont, Marlborough House Vinehall and St. Ronans.

Mainline Rail Services are available from Robertsbridge and Etchingam. Whilst the A21 just outside Hawkhurst gives access to the Motorway network.

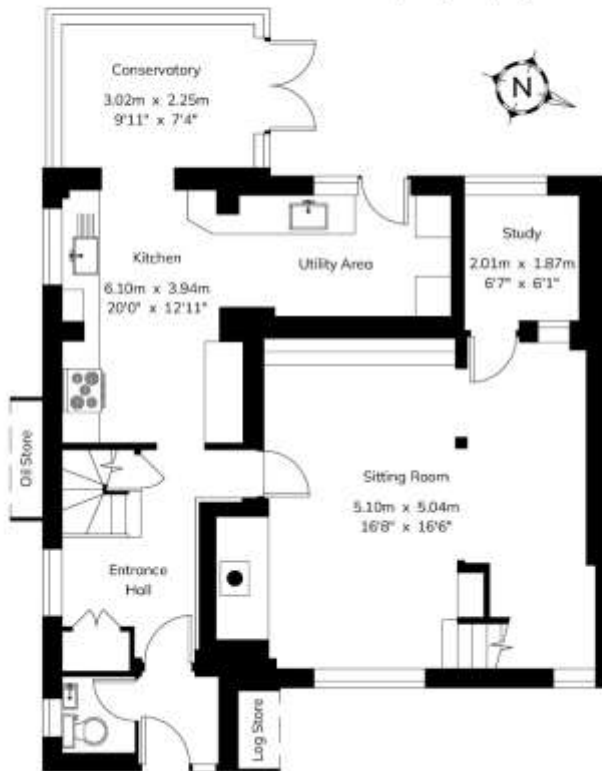


Gorse Cottage

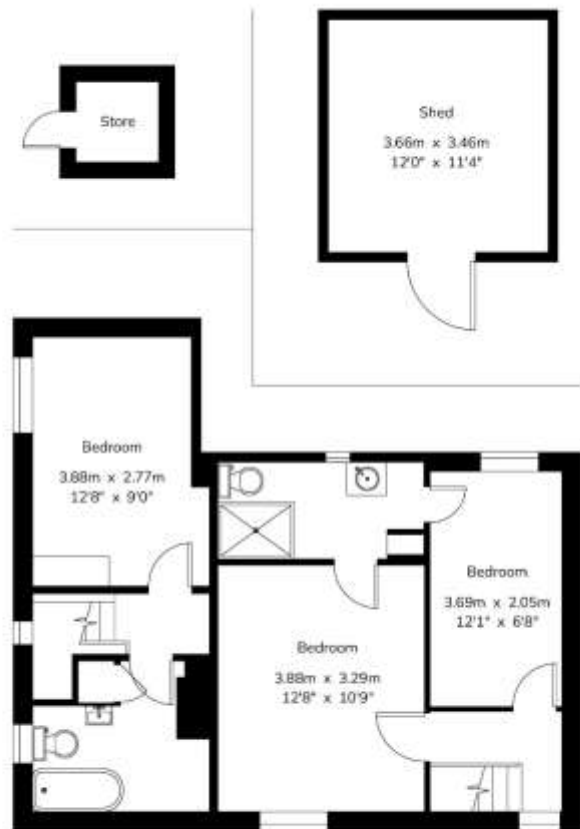
House - Gross Internal Area : 126.6 sq.m (1362 sq.ft.)
(Including Oil and Log Store)

Shed - Gross Internal Area : 12.6 sq.m (135 sq.ft.)

Store - Gross Internal Area : 1.6 sq.m (17 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. LPG bottle gas central heating. Septic tank shared with adjoining dwelling.

Rother District Council - Council Tax Band E

EPC Rating: F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



GORSE COTTAGE, TN32 5DR

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