



Beautifully situated four bedroom country property

Strawberry Hole Cottage, Ewhurst Lane, Northiam, East Sussex TN31 6HJ

Freehold



Two Reception Rooms • Kitchen/Dining Room • Utility, Boot and Cloakrooms • Conservatory • Four Bedrooms • Three Bath/Shower Rooms • Lovely Gardens About 1.27 acres • Heated Swimming Pool, Garage

Local information

Northiam village has a good selection of local amenities, a primary school, tea rooms, a public house and the renowned Great Dixter house and gardens. More extensive shopping and leisure facilities can be found in Tenterden and the charming historical cinque port of Rye.

Robertsbridge, Battle or Headcorn stations have frequent services to London Charing Cross and Cannon Street. A high speed train service runs from Ashford to London St Pancras in about 37 minutes and there are also regular services to the Continent from Ashford International.

There is an excellent selection of schools in the area in both the private and state sector, at all levels.

The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

About this property

A beautifully situated country property on the rural fringe of Northiam village, set in splendid gardens and grounds together with a heated swimming pool.

The property has been subject to much improvement by the current owners and includes a sizeable contemporary single storey extension which provides great flexibility.

Accommodation comprises

entrance hall, generous sitting room with hardwood flooring, open fireplace and double doors to a south-westerly facing conservatory. A lovely, light and very well appointed kitchen/dining room enjoys views over the gardens and direct access via sliding doors outside. The master bedroom with en suite shower room is located on this floor, together with a further bedroom, dressing room and family bathroom. In addition there is a study that could be used as a fifth bedroom if required.

The first floor has two double bedrooms and a family bathroom with a good sized landing area. The property which occupies a stunning countryside position about 0.5 of a mile from the village of Northiam. The gardens and grounds amount to about 2 acres and provide a lovely backdrop, with lawns, planted borders and a kitchen garden.

AGENTS NOTE:

The farmer has right of way giving access to the fields beyond and there is a footpath to the northern boundary.

Tenure

Freehold

Local Authority

Rother District Council

EPC rating = D

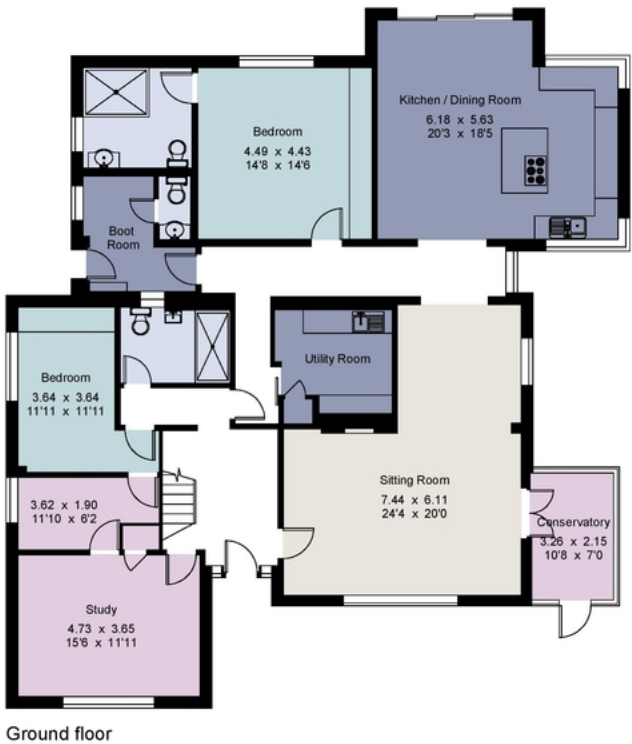
Viewing

Strictly by appointment with Savills

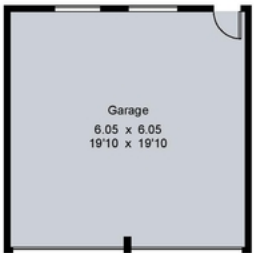




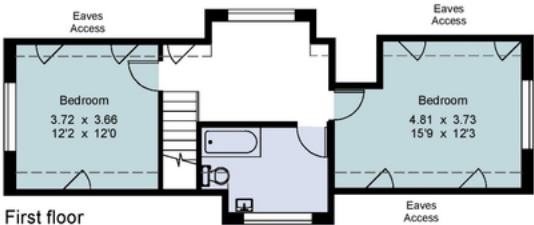
Strawberry Hole Cottage, Ewhurst Lane
Gross internal area (approx) 248.8 sq m/ 2,678 sq ft
Garage 36.6 sq m/ 394 sq ft
Total 285.4 sq m/ 3,072 sq ft



Ground floor



--- reduced headroom below 1.5m / 5'0"



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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