

**RUSH
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WILSON**



**Gorse Cottage, Dagg Lane, Ewhurst Green, East Sussex, TN32 5RD.
£650,000 OIEO Freehold**

A unique opportunity has arisen to acquire this stunning three bedroom attached un-listed Cottage located within the idyllic and highly desirable village of Ewhurst Green. Enjoying door step walks to Bodiam Castle, popular Hub Café and choice of country pubs to include the well renowned White Dog Inn - Winners of South East Sussex CAMRA Country Pub of the year 2022. Accommodation comprises a well-lit entrance porch and hallway with WC, stunning shaker style kitchen with oak and marble counter tops, oak framed orangery/dining room with French doors to the rear gardens, 16ft living room with exposed brick fireplace, wood burning stove and array of exposed joinery, ground floor office, two individual staircases serving three first floor bedrooms complimented by a stylish shower room and further main bathroom suite. Outside enjoys a private rear garden backing onto woodland with brick built workshop/outbuilding, laid to lawn with a variety of well stocked borders, Indian Sandstone terrace providing the ideal alfresco dining/entertaining space and further sheltered seating area to the front with gated driveway for several vehicles. The property is located within easy access to the A21 and just 6 miles from Roberstbridge mainline station offering a regular service to London Charing Cross. Hawkhurst is located just 4.8 miles away offering a colonnade of independent shops, two country pubs, hotels, a digital cinema and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont.





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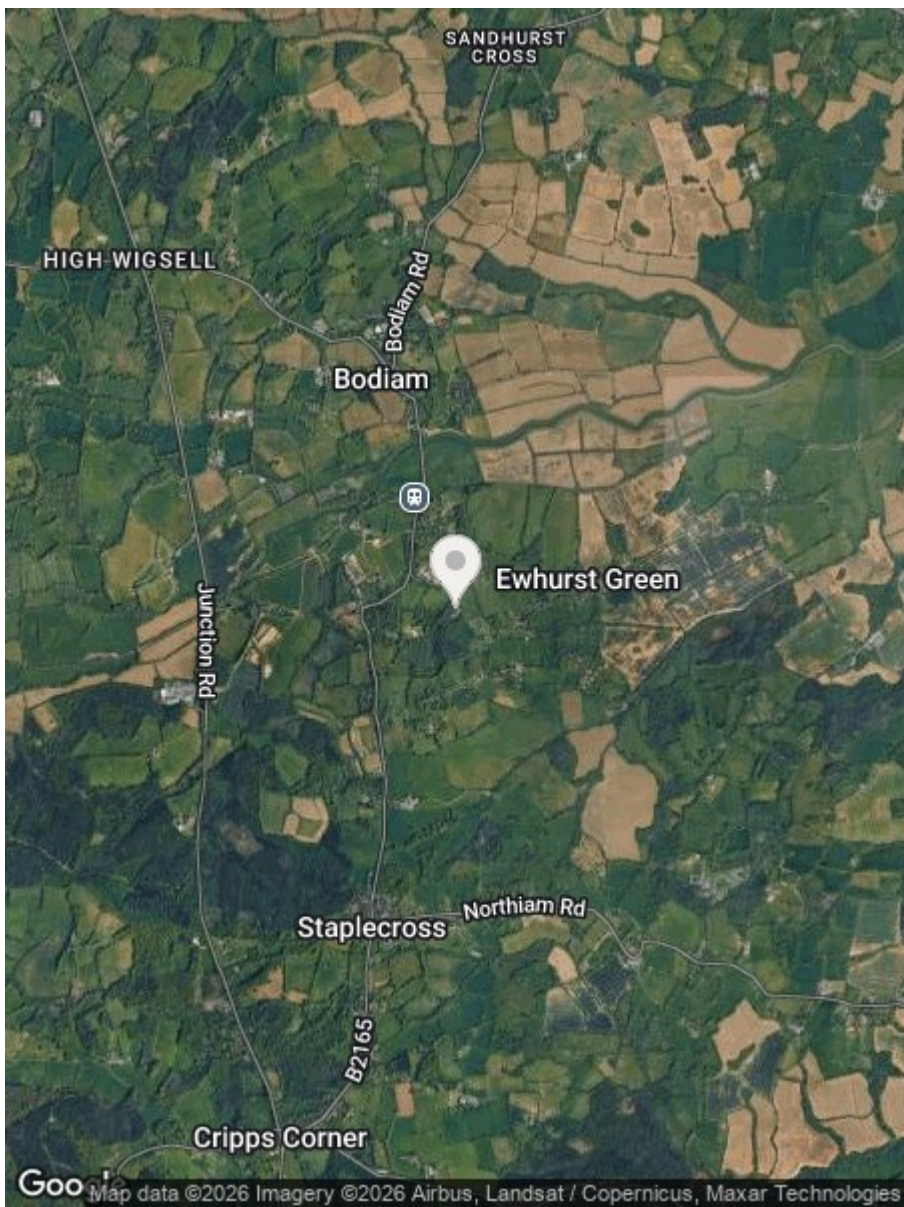


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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