



Moloney
COUNTRY PROPERTY



2 KNOWLE COTTAGES BODIAM

2 KNOWLE COTTAGES, BODIAM, EAST SUSSEX. TN32 5UH

CHAIN FREE. A CHARMING, 2 BED MID-TERRACE VICTORIAN COTTAGE, ENJOYING CHARACTER ACCOMMODATION, CLOSE TO HISTORIC BODIAM CASTLE, COMPRISING SITTING ROOM WITH OPEN FIRE, KITCHEN/DINING ROOM, BATHROOM AND 2 BEDROOMS, SITTING IN LOVELY, GOOD SIZE GARDENS WITH BRICK PAVED TERRACE AND STUNNING VIEWS OVER VINEYARDS AND COUNTRYSIDE TO THE REAR. OFF ROAD PARKING SPACE. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/DINING ROOM, REAR LOBBY, BATHROOM, 2 BEDROOMS. FRONT GARDEN, GOOD SIZE REAR GARDEN WITH BRICK PAVED TERRACE. PARKING SPACE. ELECTRIC HEATING. STUNNING VIEWS.



Gated path to:

Front door to:

SITTING ROOM: Window to the front. Fire surround inset with basket for open fire on tiled hearth, with cupboards and shelves to both side recesses. Stairs to the first floor with large under stairs storage cupboard. Door to:

KITCHEN/DINING ROOM: Window to the rear. Fitted with range of painted base and wall units with wood edged laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine. Cupboard built into former fireplace. Tiled splash-backs. Shelves. Quarry tiled floor. Cupboard housing Aztec electric boiler. Opening to:

REAR LOBBY: Door to the rear garden. High level shelves. Part obscure glazed door to:

BATHROOM: Obscure glazed window to side. Fitted with white suite comprising WC, pedestal hand basin and bath set into tiled surround with telephone shower over. Dimplex electric wall mounted heater. Tiled floor, part tiled walls.

Stairs to the small first floor landing.

BEDROOM ONE: Window to the front. Cast iron ducks nest fireplace with



GUIDE PRICE £270,000



painted surround, shelved recessed to side. Wardrobe cupboard with hanging rail and shelves. Over stairs cupboard.

BEDROOM TWO: Window to the rear, enjoying far reaching rural views over vineyard and countryside beyond. Airing cupboard housing hot water tank with slatted shelves over.

OUTSIDE: The property is approached from the road over a gated brick paved pathway leading to the front door. The front garden is enclosed with an area of level lawn. A shared vehicular access, leads round to a covered parking space for one car at the rear. The rear garden is a good size with upper brick paved terrace, timber gardens store and brick walled surround. Steps lead down to an area of lawn with further steps down to the parking area, enjoying far reaching rural views over adjoining vineyard and countryside across the Rother Valley.

SERVICES: Mains water & electricity are connected. Private drainage. Electric heating.

FLOOR AREA: 52 m² (807 ft²) Approx.

EPC RATING: 'F'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

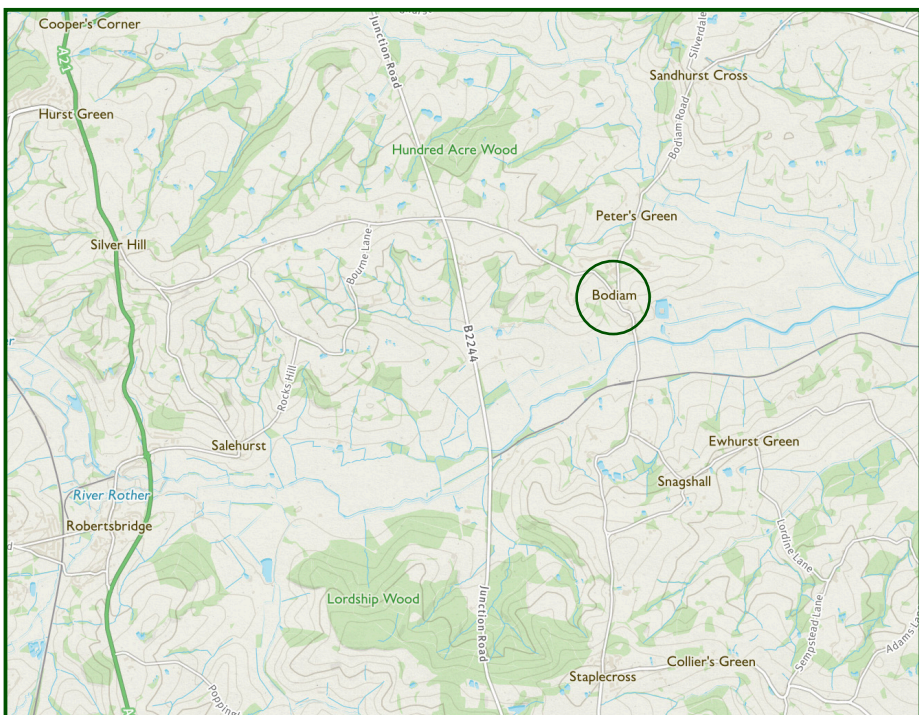
TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham station provide services via Tonbridge to London Charing Cross and south to Hastings, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the A268 towards Rye, turn right in Sandhurst, signposted Bodiam. Continue on this road until reaching the T junction, 2 Knowle Cottages will be found immediately ahead.

What3Words (Location): [///robes.guilty.conclude](https://www.what3words.com/robes.guilty.conclude)

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

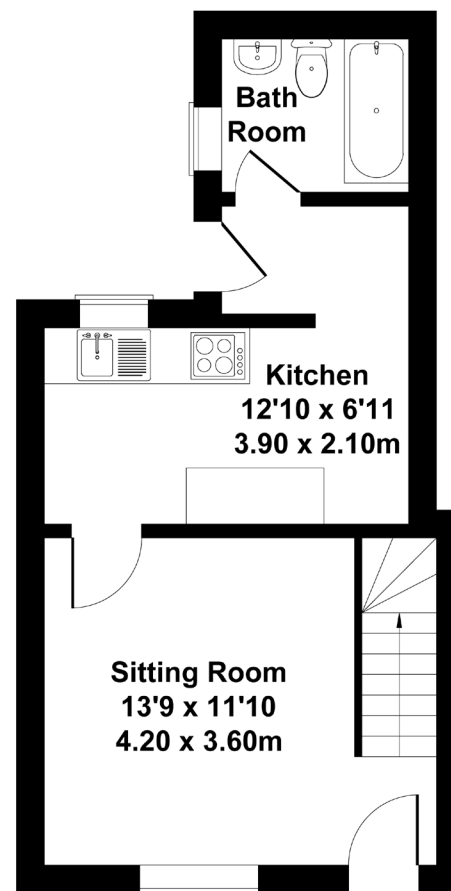


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

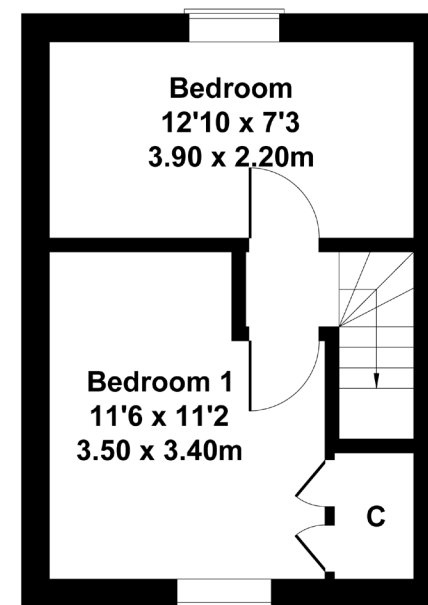
2 Knowle Cottages

Approximate Gross Internal Area
560 sq ft - 52 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	33 F	
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

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