

**RUSH
WITT &
WILSON**



**Hitherbury Quickbourne Lane, Northiam, East Sussex TN31 6QY
£599,000**

'STUNNING NEW HOME' An opportunity has arisen to purchase this brand new three bedroom detached house situated in a beautiful rural location with countryside views. The property benefits from woodburning stove in main reception room, two reception rooms, large fully equipped kitchen/breakfast room complete with range cooker, granite worktops, breakfast Island, American style fridge freezer, utility room, oil fired central heating system with under-floor heating downstairs, double glazed windows and doors, three bathrooms, en-suite to master bedroom also includes dressing room, oak doors, Cat 5 electrics throughout, security alarm system and cameras. There is extensive off road parking, private front and secluded rear gardens and planning permission has been granted to erect a double cart barn lodge. The property is situated in a quiet country lane location with vacant possession and viewing is considered essential by Rush, Witt & Wilson, sole agents, Northiam.



Entrance Hall

Solid wood entrance door, alarm system, wood effect floor.

Lounge

21'3" x 18'2" (6.48 x 5.54)

Windows overlooking front and side elevations onto adjoining countryside, large inglenook style fireplace with slate hearth and cast iron multi-fuel burning stove, under-stairs storage cupboard.

Dining Room

12'2" x 11'7" (3.71 x 3.53)

Window to front elevation with beautiful views of undulating countryside.

Shower Room

Suite comprising contemporary wash-hand basin with vanity unit beneath, heated chrome towel rail, obscured glazed window to side elevation, walk in double width shower with chrome controls and fixed shower head, tiled wood effect flooring.

Kitchen/ Breakfast Room

24'7" x 14'0" (7.49 x 4.27)

Fitted kitchen comprising a range of base and wall units with granite worktops, Rangemaster cooker with electric induction hob, grills and large extractor canopy with light, tiled splash-backs, concealed lighting, American style fridge freezer, one and a half bowl enamel sink unit, windows to side and rear elevations, French doors leading to patio, built in dishwas

Utility Room

10'9 x 10'3 (3.28m x 3.12m)

Window overlooking rear elevation to rear garden, granite worktops, base and wall units with splash-backs, cupboard with alarm system and security monitor, plumbing for washing machine, washing machine and tumble dryer, enamel sink unit with mixer tap, cupboard with oil central heating boiler, wood effect floor tiles, door to side of property.

First Floor Landing

Access to roof space, double radiator.

Bedroom 1

23'0" x 11'7" (7.01 x 3.53)

Window overlooking front and rear elevations with views of rear garden and adjoining countryside and woodland, two double radiators, walk in:

En-Suite

Suite comprising walk in shower with chrome controls and fixed shower head, wc with low level flush, wall mounted wash-hand basin with vanity unit, wall mounted chrome heated towel rail, window to rear elevation, part tiled walls, wood effect floor tiles.

Dressing Room

Sliding doors and mirrors, double radiator.

Bedroom 2

14'9" x 12'3" (4.50 x 3.73)

Window to rear elevation, double radiator.

Bedroom 3

14'3" x 13'8" (4.34 x 4.17)

Window to front and side elevations, double radiator.

Bathroom

Suite comprising double ended bath with mixer tap, wc with low level flush, wall mounted wash-hand basin with vanity unit beneath, obscured glazed window to side elevation, wall mounted chrome heated towel rail, walk in shower with chrome controls and fixed shower head, wood effect floor tiles.

Outside

Front Garden

Mainly laid to lawn with extensive off road parking, gravelled driveway with stunning views of adjoining countryside, enclosed with fencing, trees and hedging, lighting, access to both sides of the property.

Rear Garden

Mainly laid to lawn with extensive flower and shrubs, patio with ornamental fishpond, enclosed with high fencing, timber framed workshop/storage to rear, bricked pathways, lighting, small trees.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





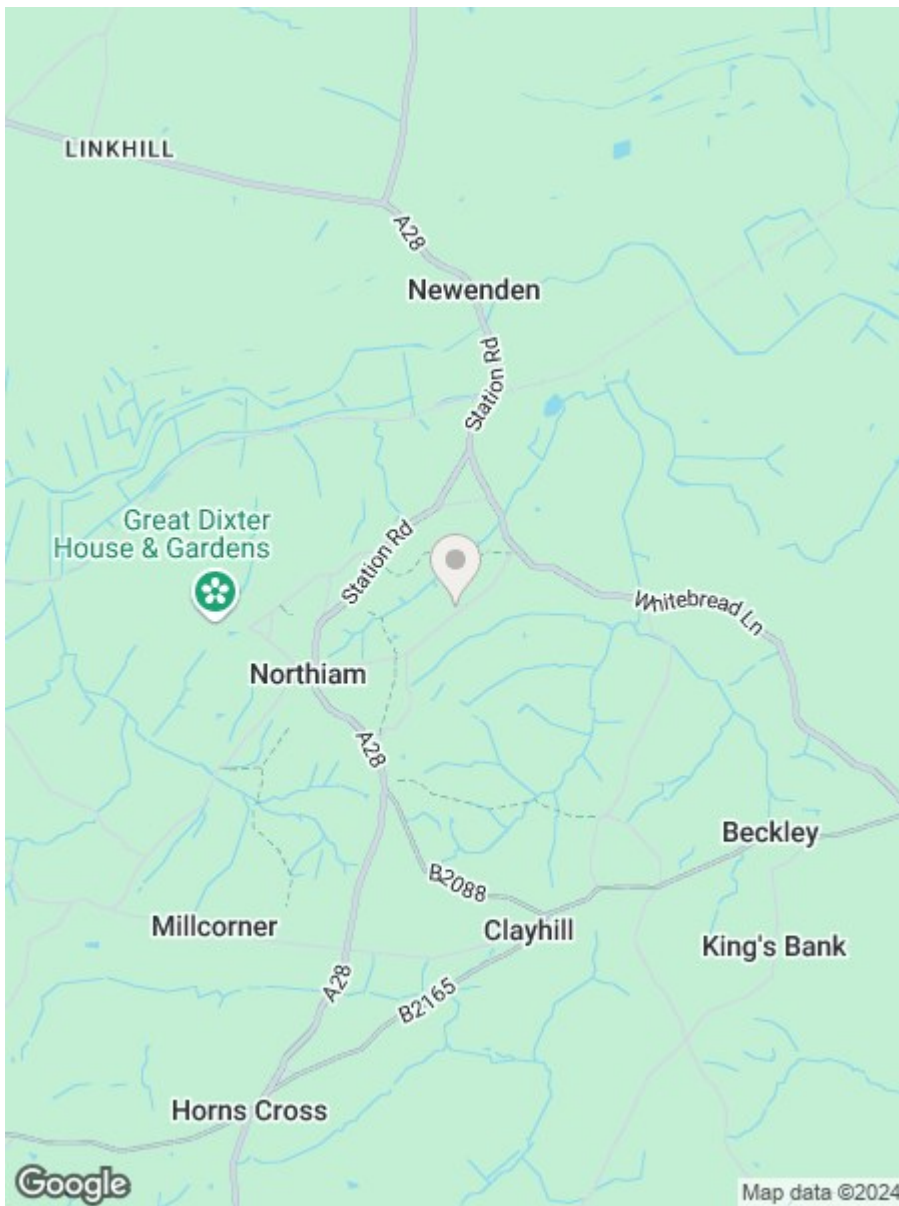
GROUND FLOOR
APPROX. FLOOR
AREA 1030 SQ.FT.
(95.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1910 SQ.FT. (177.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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