

**RUSH
WITT &
WILSON**



**Castlereagh, Ewhurst Lane, Northiam, East Sussex, TN31 6PD.
Offers In Excess Of £660,000 Freehold**

An incredibly spacious three / four bedroom attached chalet style residence occupying a private and peaceful country lane position of Northiam Village enjoying a rural outlook and stunning gardens with adjoining woodland to approximately 1.78 approx acres. Located within the highly desirable position of Ewhurst Lane, this delightful home offers a generous and adaptable living space extending to 1900 sqft, comprising a well-lit reception hall with WC, double aspect kitchen / dining room, separate utility and boiler room, optional ground floor bedroom or study and spacious living room with fireplace and French doors to the rear terrace. First floor accommodation comprises of a generous master bedroom with fitted wardrobes, well appointed main bathroom suite and two additional single bedrooms. Outside enjoys a beautifully private rear garden backing onto fields with wrap around paved terrace overlooking the main body of lawn which hosts a variety of mature trees and planted shrubs providing an abundance of delightful seating areas to enjoy throughout the day. To the front the property is accessed via a private driveway providing off road parking and detached double garage. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Covered Entrance
External lighting, timber front door with side light windows leading through to:

Reception Hallway
12'1 x 5'8 (3.68m x 1.73m)
Parquet flooring, exposed joinery, radiator, internal glazed door through to inner hallway, internal door to WC.

Cloakroom/WC
Porthole window to front aspect, parquet flooring, vanity unit with bash hand basin and cupboard beneath, wall light, low level wc, exposed joinery.

Inner Hallway
Carpet as laid, radiator, exposed joinery, stairs rising to the first floor, internal glazed door and windows through to:

Kitchen/Dining Room
10'9 x 19'7 (3.28m x 5.97m)
Double aspect with a timber window to rear and French doors to side, part carpet and vinyl flooring, space for breakfast table and chairs, fitted base and wall units, laminated countertops, twin inset sink, four ring electric hob, tiled splashbacks, half height oven and microwave, space for fridge, internal door leading through to:

Utility Room
5'7 x 12'3 (1.70m x 3.73m)
Internal door, window to rear and stable door to side, vinyl flooring, exposed joinery, space for freestanding fridge/freezer, fitted base unit, stainless steel sink with side drainer, space and plumbing for washing machine, space for tumble dryer, built in cupboards via bi-folding doors.

Boiler Room
6'7 x 6'6 (2.01m x 1.98m)
Carpet as laid, floor mounted oil fired boiler, cupboards to the alcove, consumer unit, built in shelving.

Optional Bedroom/ Study
9'6 x 13' (2.90m x 3.96m)
Timber bay window to the side, pine flooring, high level fitted cupboards, wardrobe with hanging rail and shelving above.

Sitting Room
17'1 x 15' (5.21m x 4.57m)
Double aspect with a bay window to rear aspect and French doors with matching side light windows to side terrace, radiator, carpet as laid, exposed joinery, beautiful stone open fireplace with oak bressumer and flagstone hearth, log store, shelving to alcove, TV point, timber wall panelling.

First Floor

Landing
Window to front, carpet as laid, exposed joinery, access to loft space via a pull down ladder, linen cupboard with slatted shelving, doors off to the following:

Bathroom
8'7 x 6'3 (2.62m x 1.91m)
Timber window to front, pine flooring, push flush wc, pedestal wash hand basin, panel enclosed bath with oxidised shower panelling, exposed joinery.

Bedroom One
14'1 x 10'9 (4.29m x 3.28m)
Window to side, full height glazed door to side, pine flooring, radiator, exposed joinery, two sets of fitted double wardrobes complete with hanging rails and shelving above.

Bedroom Two
9' x 10'9 (2.74m x 3.28m)
UPVC window to rear, pine flooring, exposed joinery, fitted double wardrobe via double doors with hanging rail and shelving, fitted corner shelving and desk.

Bedroom Three
10'5 x 9'4 (3.18m x 2.84m)
Window to side, carpet as laid, radiator, fitted bed with pull out drawers below and adjacent storage.

Outside

Front Garden
Shared shingle driveway extending to the front elevation leading to a detached covered garage, stable door leading into utility room, high level fencing incorporating gate leading to the side and rear elevations with planted shrub boarders, storage area for bins.

Detached Double Garage
17'3 x 20'1 (5.26m x 6.12m)
Accessed via two timber high level doors to the front, light and power, window to the rear aspect.

Rear Garden
Wrap around paved terrace providing a beautiful outlook over the lawns and adjoining countryside, veranda to the rear elevation, the garden is predominantly laid to lawn enclosed by mature hedgerow, variety of specimen pine trees, enclosed by chestnut post and rail fencing. The garden provides a variety of private seating areas and open to a further woodland garden, paved seating area, timber storage shed, log store, greenhouse, ornamental trees, variety of specimen rhododendrons, external tap, external lights. The garden enjoys a south west facing orientation.

Agents Note
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.

Council Tax Band – E





1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		72	Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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