

**RUSH  
WITT &  
WILSON**



**2 Strawberry Fields, Northiam, East Sussex, TN31 6GD.  
£550,000 Freehold**

**£550,000 - £575,000 Guide Price. A spacious and well presented four bedroom detached family home located within a quiet and highly desirable residential area of Northiam Village providing convenient access to the local amenities and just a short walk to the well renowned Great Dixter House & Gardens. Considered in need of general updating this delightful family homes currently comprises a well-lit entrance hallway with WC, spacious main living room, separate dining room with doors to the rear garden, kitchen / breakfast room, separate dining room and ground floor fourth bedroom with en-suite shower room. To the first floor a bright landing space serves three further double bedrooms to include a generous master bedroom with built in wardrobes and en-suite shower room in addition to the main family bathroom suite. Externally the property enjoys an established and well-tended rear garden with full width paved terrace providing an alfresco dining or entertaining area. To the front offers ample off road parking and detached double garage. Northiam Village benefits from 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.**

**CHAIN FREE.**



### **Front Garden**

Off road parking to the front for several vehicles over a tarmac driveway with the front garden with the garden being laid to lawn with a variety of specimen palm tree and Birch trees and driveway extends to a detached brick built double garage. Shingled borders with flower and shrubs and a variety of seasonal bulbs coming through. Paved path extending to main entrance, paved path leading across the front to the side elevations where we have a high level fence and gate providing access to the side. Further shingled border with specimen shrubs and Laurel, external lighting.

### **Detached Double Garage**

17'4 x a depth of 17'4 square (5.28m x a depth of 5.28m square) Brick built garage with twin doors to front, one is manual and the other electrically operated door, part glazed external door to the side, power supply and lighting within the garage.

### **Front Door**

Part glazed timber front door extending into the inner hallway.

### **Inner Hallway**

Carpeted flooring with inset matting, radiator, pendant light, straight run carpeted staircase with timber balustrade extending to:-

### **Cloakroom**

Internal door with wood effect laminate flooring, pedestal wash basin, push flush w.c., wall mounted mirror with light and further ceiling light.

### **Bedroom Four/Optional Office**

11'5 x 8'8 (3.48m x 2.64m )  
Carpeted flooring, window to the front aspect with radiator below and pendant lighting, power points and internal door into an en-suite shower room.

### **En-Suite Shower Room**

6'5 x 5'1 (1.96m x 1.55m )  
Internal door, wood effect vinyl flooring, obscure window to side, pedestal wash basin with tiled splashback, wall light, extractor, ceiling light, radiator, w.c., corner shower enclosure with ceramic wall tiling.

### **Main Sitting Room**

15'5 x 11'7 (4.70m x 3.53m )  
Internal door, carpeted flooring, internal double doors leading into a dining room, window to front aspect with radiator below, pendant light, power points, fitted coal effect gas stove with stone surround and hearth, t.v. points.

### **Dining Room**

11'5 x 9'7 (3.48m x 2.92m)  
Double doors from the sitting room, wood effect laminate flooring, internal door to the kitchen, aluminium sliding doors to the rear garden and terrace, pendant light, power points and radiator. Internal door to the kitchen.

### **Kitchen**

12'2 x 11'6 (3.71m x 3.51m)  
Further internal door to the hall and further utility. Wood effect laminate flooring, window to the rear aspect, ceiling light, wall mounted gas Vaillant boiler, radiator. The kitchen hosts a selection of fitted base and wall units with oak shaker style doors and these sit beneath stone effect laminated counter tops, inset one and a half stainless steel bowl with drainer and tap, under counter space for dishwasher and washing machine, inset four ring gas burner with extractor canopy and light, fitted eye level Hotpoint oven and grill.

### **Utility**

8'4 x 8'4 (2.54m x 2.54m)  
Internal door from kitchen, window to the rear aspect, radiator below, part glazed uPVC external door to side, pendant light, power point.

### **First Floor Accommodation**

Carpeted landing, dormer window to front with radiator below, pendant light, power point, airing cupboard with slatted shelving housing a non vented heating cylinder, access panel to loft.

### **Bedroom Three**

11'5 x 10'6 (3.48m x 3.20m )  
Internal door, carpeted flooring, window to the front aspect with radiator below, pendant light, power points.

### **Bedroom Two**

14' x 9' (4.27m x 2.74m )  
Double aspect room with Internal door, carpeted flooring, windows to side and rear, double radiator, built-in double wardrobes with hanging rails and shelving, power points.

### **Main Bathroom Suite**

7'9 x 7'1 (2.36m x 2.16m )  
Internal door, carpeted flooring, window to the rear aspect, push flush w.c., pedestal wash basin, panelled bathroom suite with traditional taps, radiator.

### **Master Bedroom**

18'2 x 10'1 (5.54m x 3.07m )  
Internal door, carpeted flooring, window to the front aspect,

radiator below, pendant light, full length fitted wardrobes via mirror sliding doors complete with hanging rail and shelving above, internal door into en-suite shower room.

### **Shower Room**

9' x 7' (2.74m x 2.13m )  
Internal door, tile effect vinyl flooring, uPVC window to the rear aspect, wall mounted mirror with light, heated towel radiator, combination vanity unit comprising push flush w.c. cupboard space with inset basin, stone effect splashbacks which are shower panelling, double shower enclosure with stone effect shower panelling and mixer with large rainfall head.

### **OUTSIDE**

#### **Rear Garden**

Very privately enclosed rear garden enjoying a south west facing orientation, full width paved terrace spanning the width of the house at the rear, brick retaining wall and paved steps extending on to a tiered lawn, the garden is enclosed by established hedgerow boundaries and panelled fencing and paved terrace extends to the side where we have a pergola and garden shed complete with power supply. It is a well established rear garden hosting a variety of well stocked planted borders, sunken fish pond, private seating area to one end hosting a variety of established and specimen trees, raised borders with a variety of Evergreens, Conifers, flowering shrubs and bush roses.

#### **Front Garden**

The front garden laid to lawn with a variety of specimen palm tree and Birch trees and driveway extends to a detached brick built double garage. Shingled borders with flower and shrubs and a variety of seasonal bulbs coming through. Paved path extending to main entrance, paved path leading across the front to the side elevations where we have a high level fence and gate providing access to the side. Further shingled border with specimen shrubs and Laurel, external lighting.

#### **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.

Mains gas central heating and mains drainage.

Council Tax Band - F





GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.

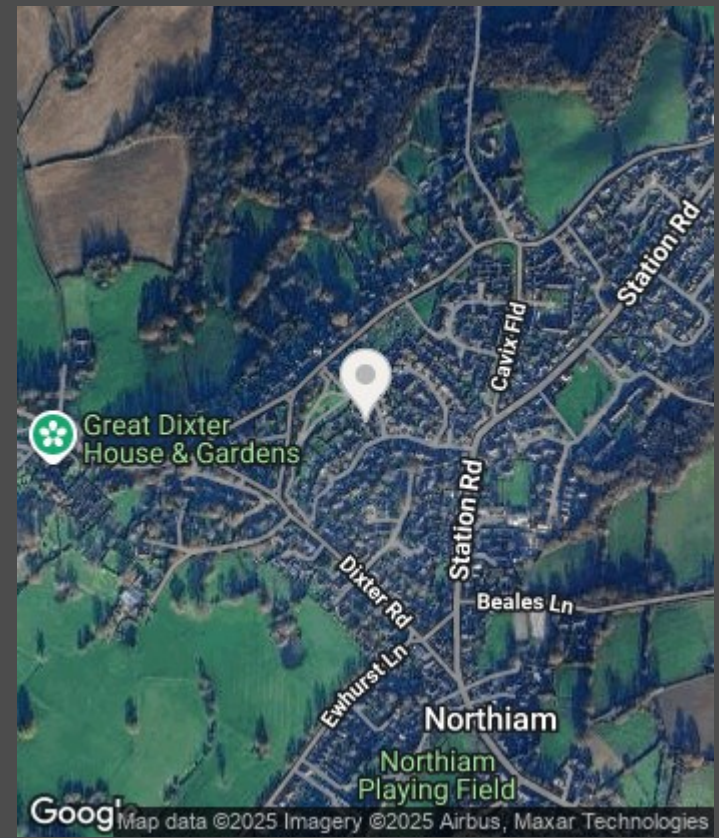


1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.1 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
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			
England & Wales	EU Directive 2002/91/EC	67	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk