

**RUSH
WITT &
WILSON**



Newlands House Crockers Lane, Northiam, East Sussex TN31 6PY
Guide Price £895,000 Freehold

A newly constructed five bedroom detached family residence constructed to an exemplary standard occupying a highly desirable country lane position of Northiam village enjoying far reaching panoramic views over the Rother and beyond. This stunning home offers well balanced and incredibly spacious living accommodation arranged over three floors comprising a generous reception hallway, 20ft double aspect living room with fireplace and French doors to the rear gardens, dining room or optional work from home office, ground floor cloakroom, stylish 20ft fully fitted kitchen/breakfast room with quartz worksurfaces, central island, bi-folding doors to the rear and adjoining utility room. To the first floor are four large principle bedrooms, three enjoying outstanding views to the rear and guest bedroom with en-suite shower room in addition to the main family bathroom suite. The second floor offers an impressive master bedroom with en-suite shower room enjoying breath-taking elevated views to the rear. The property benefits from underfloor heating to the ground floor, solid oak doors throughout, a full gas central heating system and ABC+ 10 year build guarantee. Outside the property is approached from the lane via a private five-bar gated entrance with attractive chestnut post and rail fencing and planted cherry trees providing ample off road parking area, further gated side access and integral garage. To the rear enjoys a private landscaped rear garden with paved seating terrace to enjoy the peaceful village setting and unapparelled rural vista. 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.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

Approximate total area⁽¹⁾

207.3 m²

2233 ft²

Reduced headroom

3.8 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0

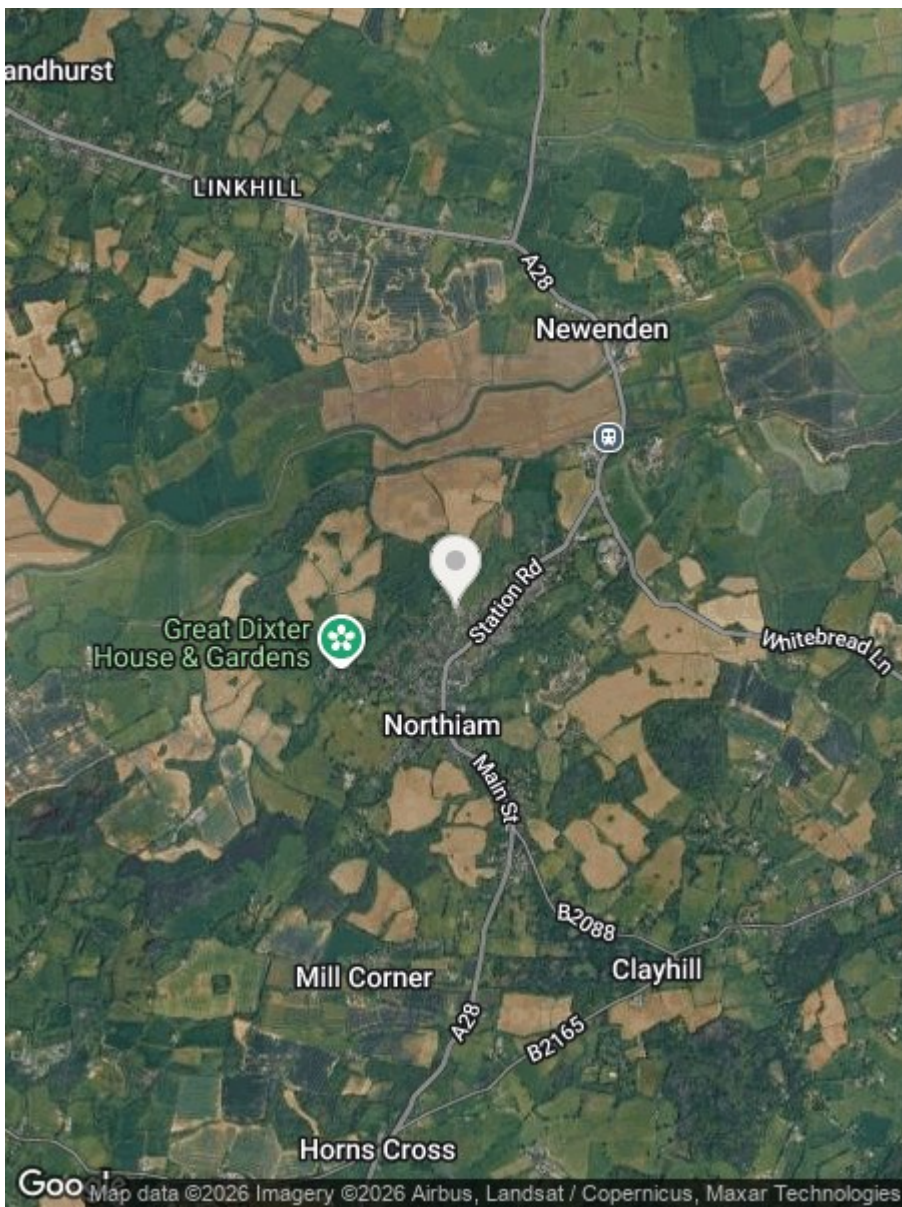


Floor 1



Floor 2





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	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	EU Directive 2002/91/EC

Council Tax - New Build - TBA

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:

- 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).
- 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.
- 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.
- VAT: The VAT position relating to the property may change without notice.
- 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>

**RUSH
WITT &
WILSON**

**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**