

**RUSH  
WITT &  
WILSON**



**Tamarisk, Station Road, Northiam, East Sussex, TN31 6QD.  
£550,000 Guide Price.**

**A stylish and contemporary two bedroom detached bungalow located in the heart of Northiam Village enjoying a bright and open plan living space presented to the highest of standards. Accommodation comprises spacious reception hallway with Oak flooring and large walk-in storage cupboard, 19ft living room with fitted wood-burning stove, generous master bedroom complete with walk-in dressing room and en-suite shower room, further well-lit double bedroom with built in wardrobes, large shower room / utility room, stunning 19ft open plan kitchen / dining room with bi-folding doors to the rear and further garden room extension with a secondary set of bi-folding doors to the rear. Outside enjoys a landscaped rear garden enjoying a multitude of pleasant seating areas hosting a variety of well stocked flower beds complete with summerhouse, shed and greenhouse. To the front offers ample off road parking and covered car-port via a gated entrance. 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.**



## Front

Private tarmac driveway to front accessed via double low level hardwood gates, driveway extends to a covered carport via high level gates, front enclosed by part high level and low level fencing, front garden laid to lawn with specimen fig tree, variety of well stocked and established borders to front, high level gate to side with access to rear, external lighting, anthracite composite front door with obscure viewing panes leading to entrance.

## Reception hallway

Anthracite composite front door with obscure viewing panes, further window to side, Oak flooring, light tunnel, internal window to living room, painted brickwork, contemporary column style radiator, ceiling light, power points, radiator, access panel to a part-boarded loft space over with ladder complete with power and lighting, large built in cupboard via Oak double doors complete with power and lighting ( 7'5 x 4').

## Living room

19' x 12' (5.79m x 3.66m)

Internal Oak door, Oak flooring, UPVC window to front aspect, radiator, internal window to reception hall, pendant lighting, exposed brick fireplace housing a fitted cast-iron wood burning stove over a quarry tile hearth, further radiator, variety of power points, TV point.

## Bedroom 2

12' x 11' (3.66m x 3.35m)

Internal Oak door, carpeted flooring, UPVC window to front aspect, radiator, pendant light, power points, built in wardrobe via double doors complete with shelving and hanging rail, TV point.

## Bedroom 1

12' x 10'9 (3.66m x 3.28m)

Internal door, carpeted flooring, UPVC window to side aspect, pendant light, internal Oak doors to dressing room and en-suite severally, power points, TV point.

## Dressing room

9' x 6' (2.74m x 1.83m)

Internal Oak door, wood effect LVT flooring, UPVC window to rear aspect, radiator, ceiling downlights, fitted shelving and hanging rails, wall mounted consumer unit.

## En-suite shower room

8'9 x 5'3 (2.67m x 1.60m)

Internal Oak door, ceramic tile flooring, obscure UPVC window to rear aspect, ceiling downlights and extractor fan, chrome heated towel rail, large walk-in shower enclosure with oxidised shower panelling and contemporary mixer, decorative wall tiling, push flush WC, wall hung basin, fitted storage cupboards adjacent, shaver points.

## Shower room / utility room

15'3 x 5'9 (4.65m x 1.75m)

Internal Oak door, stone effect floor tiling, part-glazed external door to rear, radiator, wall mounted Worcester gas boiler, plumbing and space for washing machine, built in cupboards adjacent, vaulted ceiling with Velux window, ceiling downlights, push flush WC, wall mounted basin, shaver point, chrome heated towel radiator, large walk-in shower enclosure with stone effect shower panelling and power shower, extractor fan.

## Kitchen / dining room

19'1 x 12' (5.82m x 3.66m)

Internal Oak door, contemporary style column radiator, wood effect LVT flooring, open access to dining area with bi-folding doors to rear, open access to adjoining garden room, ceiling downlights, radiator, vaulted ceiling to one end with Velux windows to rear and side, pendant lighting, kitchen hosts a variety of matching base and wall units with shaker style doors beneath marble counter tops complete with matching upstands and splash back, copper door furniture, under mounter basin with tap, integrated NEFF dishwasher, inset four ring gas hob with stainless steel extractor canopy and light over, variety of above counter level power points, plinth and wall unit downlighting, integrated NEFF oven and grill, tower units incorporating integrated fridge and freezer.

## Garden room

11'2 x 10'4 (3.40m x 3.15m )

Open access from kitchen / dining room, grey wood effect LVT flooring, bi-folding doors to the rear, ceiling skylight window over, contemporary column style radiator, power points, TV point.

## Rear garden

Private rear garden enjoying a pleasant south-easterly orientation, Indian sandstone terrace from the garden room,

central paved terrace providing an alfresco dining area, low level brick wall hosting a variety of well stocked planted borders with flowering shrubs, perennials and roses, summer house with French doors and window to side, power supply and lighting (9' x 7'8), timber frame greenhouse, terrace leads to a level area of lawn privately enclosed by high level close board fencing, corner sandstone seating area, greenhouse and access to side with storage area for bins, log store, external tap, high level gate to front, external lighting.

## Car port

16'4 x 9' (4.98m x 2.74m)

Double high level gates to front, power points, tap and lighting.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

## 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.





GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	84		

**Energy Efficiency Rating Legend:**  
 (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

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 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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