

16. Wilderness Gardens, Northiam, East Sussex. TN31 6GB.
£575,000 Freehold

A spacious four / five bedroom detached family home located within a quiet and highly sought after residential position of Northiam Village providing convenient access to the local amenities. Accommodation comprises an entrance hallway, cloakroom/wc, ground floor study or optional fifth bedroom, well-lit living room with fitted wood burning stove, stunning newly fitted kitchen/breakfast room, separate dining room and useful utility room. To the first floor a spacious landing serves four principal bedrooms each with fitted wardrobes to include a generous master bedroom with stylish en-suite shower room in addition to a well appointed family bathroom suite. Externally the property offers a private enclosed rear garden with paved seating area and level area of lawn. To the front enjoys a further enclosed garden hosting a variety of fruit trees with pedestrian gate leading to a private driveway for two vehicles and detached double garage. The immediate area offers an abundance of excellent walking routes and just a short stroll from the well renowned Great Dixter House & Gardens. 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.







Hallway
14'3 x 6'5 (4.34m x 1.96m)

Kitchen/Breakfast Room
14'3 x 14'10 (4.34m x 4.52m)

Utility Room
8'6 x 5'7 (2.59m x 1.70m)

WC
6'9 x 2'7 (2.06m x 0.79m)

Living Room
16'7 x 15'1 (5.05m x 4.60m)

Dining Room
12'7 x 9'8 (3.84m x 2.95m)

Bedroom/Study
10'3 x 6'8 (3.12m x 2.03m)

First Floor

Landing
5'6 x 11'7 (1.68m x 3.53m)

Bedroom
11'9 x 12' (3.58m x 3.66m)

En-Suite
7' x 5'2 (2.13m x 1.57m)

Bedroom
11'6 x 11'2 (3.51m x 3.40m)

Bedroom
13'3 x 7'9 (4.04m x 2.36m)

Bedroom
8' x 8'4 (2.44m x 2.54m)

Bathroom
9'7 x 5'2 (2.92m x 1.57m)

Double Garage
17'6 x 17'2 (5.33m x 5.23m)

Agents Note
Council Tax Band - F

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:

1. 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).

2. 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.

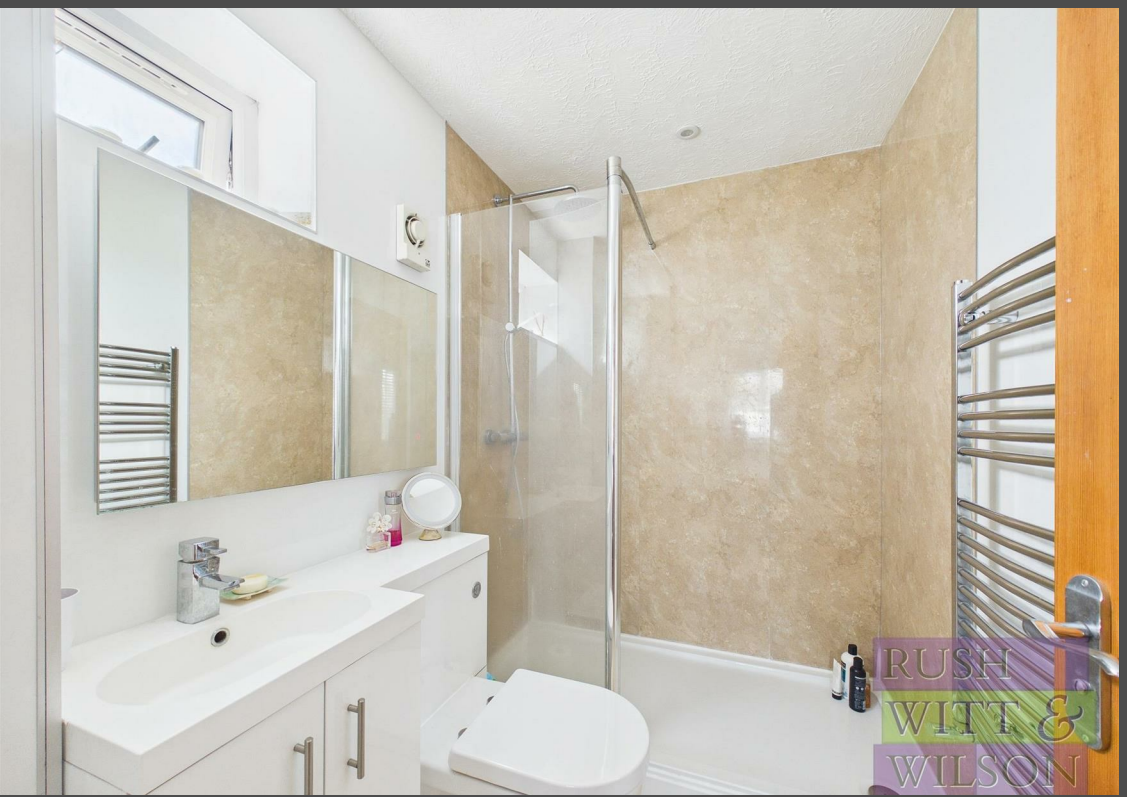
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4. VAT: The VAT position relating to the property may change without notice.

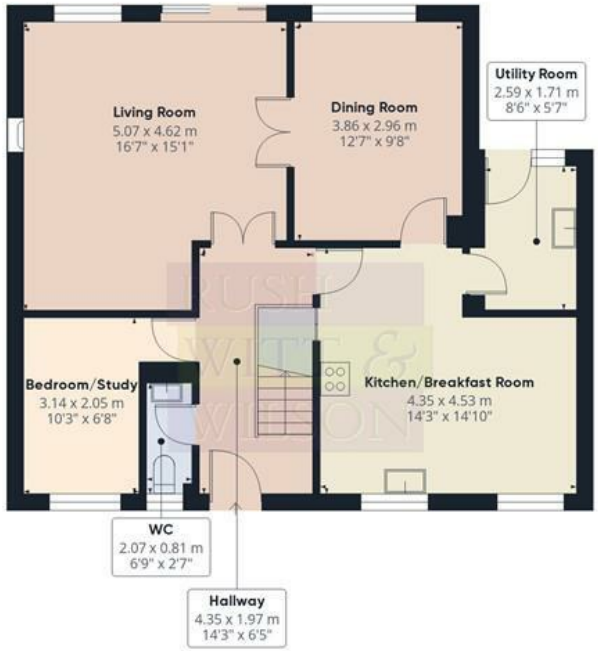
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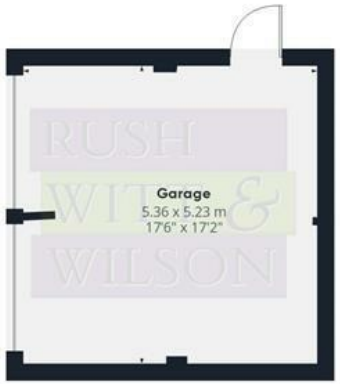

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

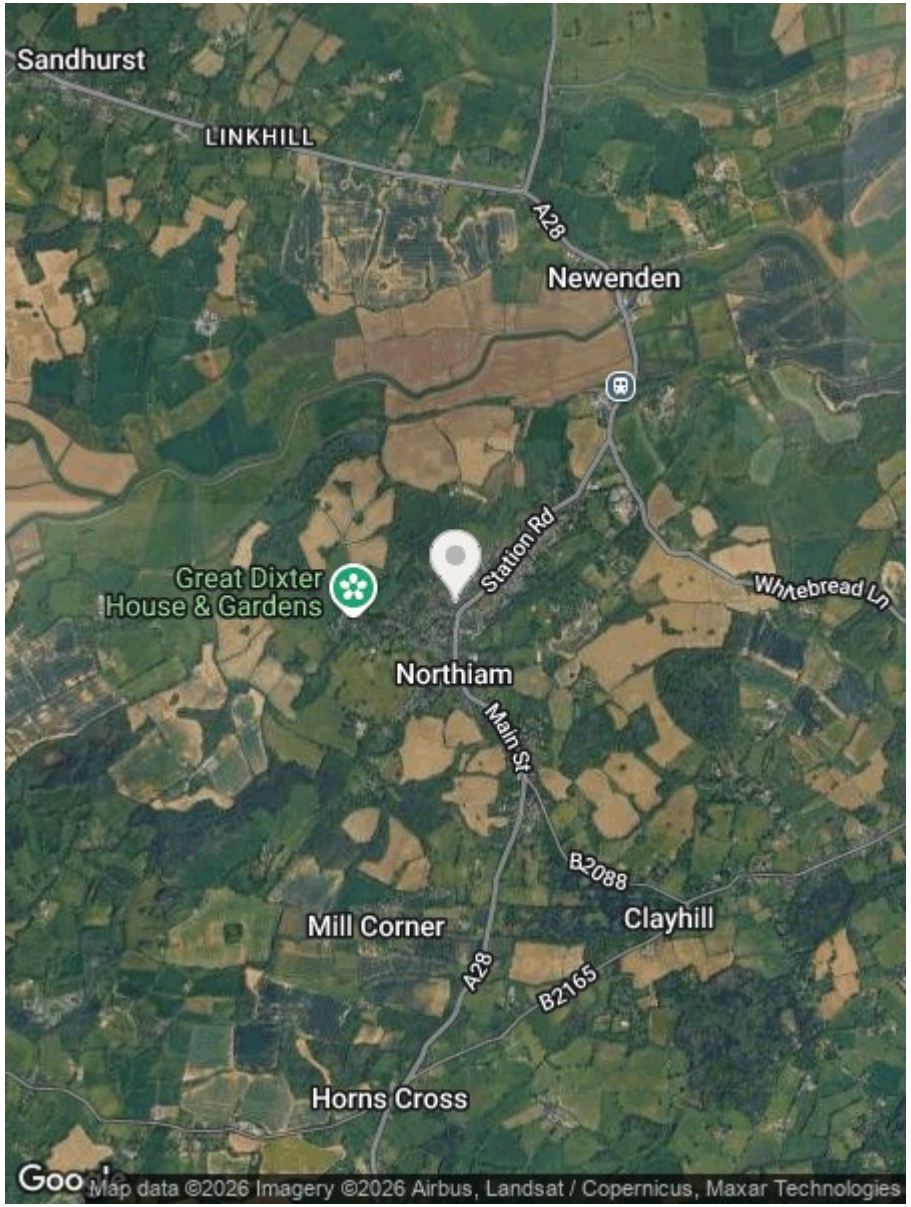
159.6 m²

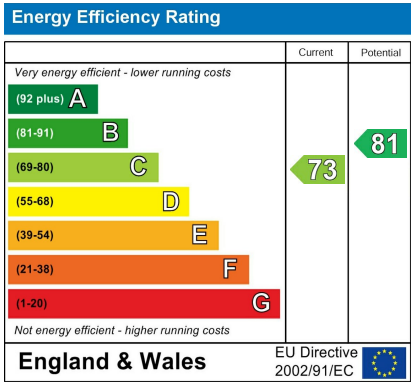
1720 ft²

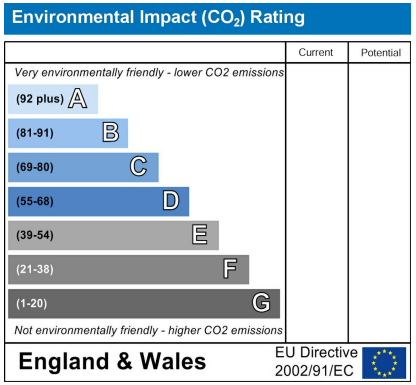
(1) Excluding balconies and terraces

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

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