


**The Briars, Beales Lane, Northiam, East Sussex, TN31 6LN.**
**£650,000 Freehold**

**An attractive and incredibly spacious four bedroom attached family residence occupying an idyllic and highly sought after lane position of Northiam Village, set within mature gardens to 0.21 acre (TBV) and within strolling distance of the local amenities. The property enjoys a bright and airy living space arranged over two floors comprising a well-lit entrance hallway, beautiful living room with feature bay window and fitted wood burning stove open to a dining room or snug with French doors leading to the rear garden, separate dining room, generous kitchen/breakfast room with large larder, utility, wc and useful through side porch with front and rear access. To the first floor enjoys a spacious master bedroom with original feature fireplace and pleasant aspect to the rear, two further spacious double bedrooms and well appointed family bathroom suite. To the second floor enjoys an impressive fourth bedroom or optional games room with built in storage. Outside enjoys a beautifully mature and well stocked rear garden predominantly laid to lawn enclosed by established boundaries hosting a variety of private seating areas to enjoy this delightfully peaceful setting. To one end provides a garden shed a further kitchen garden. To the front the property is accessed via a private gated entrance providing ample off road parking and attached single garage. The immediate area provides an abundance of excellent walking routes, access to Great Dixter House and Gardens, a choice of 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.**








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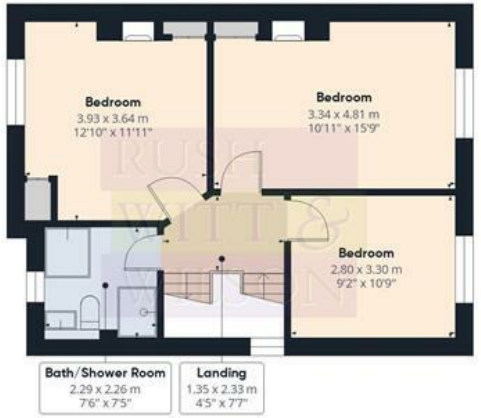

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**Floor 0** Building 1




**Floor 1** Building 1




**Floor 2** Building 1




**Floor 0** Building 2

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**Approximate total area**(1)

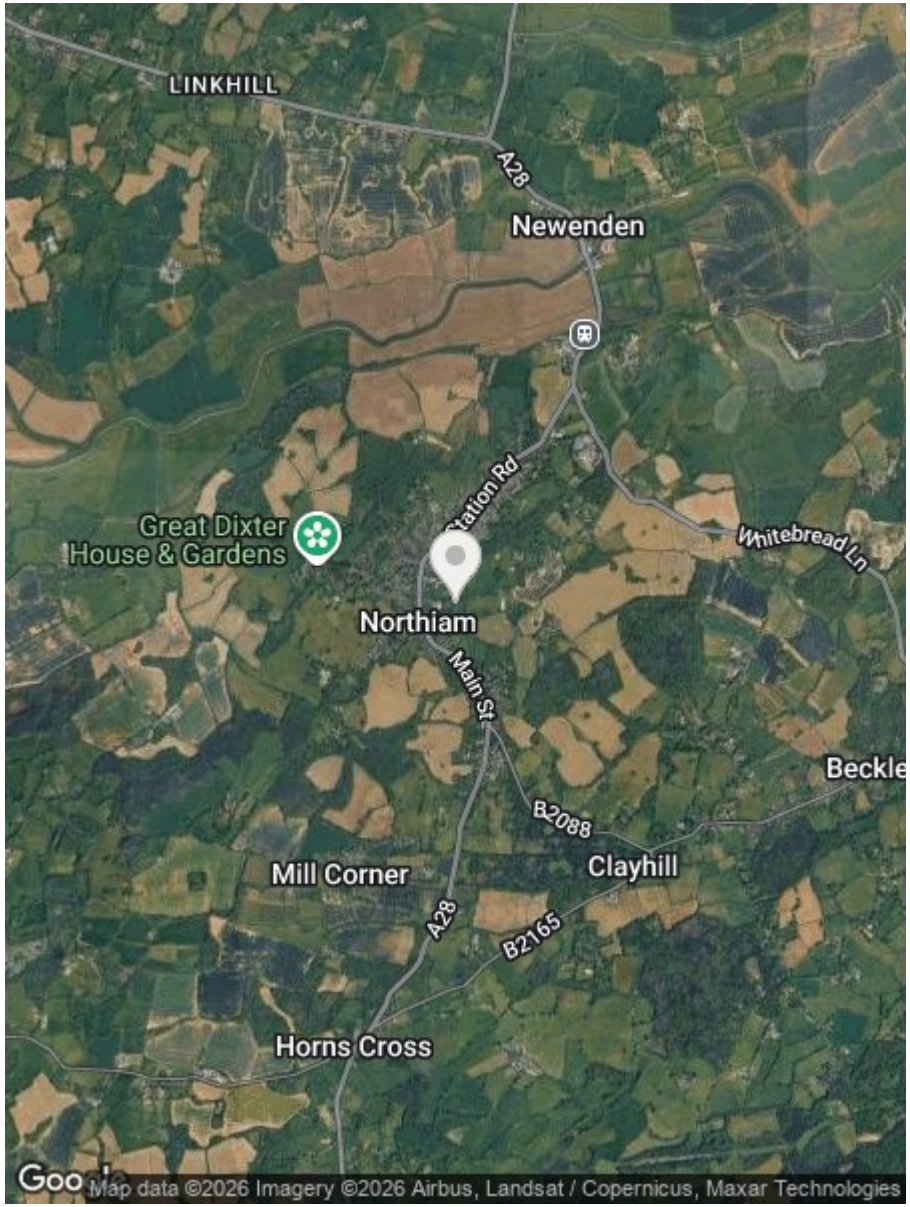
162.9 m²

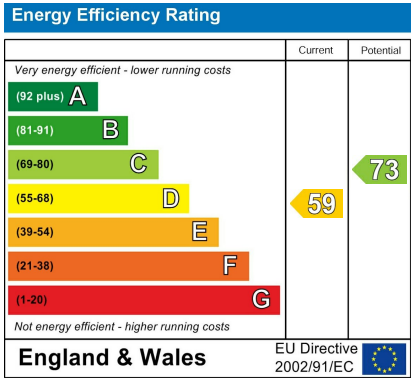
1753 ft²

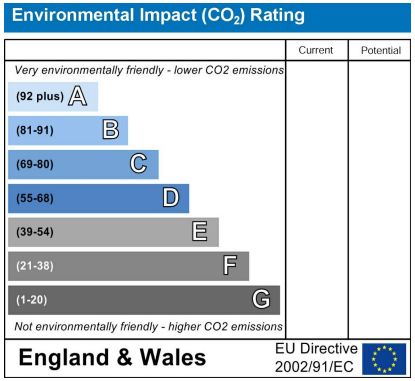
(1) Excluding balconies and terraces

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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Council Tax Band - D

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.

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