

**RUSH  
WITT &  
WILSON**



**Park Corner, Dixter Road, Northiam, East Sussex, TN31 6PE.  
£750,000 Freehold**

An attractive five bedroom Grade II listed attached period property located within the heart of Northiam Village incorporating versatile single storey annex accommodation set in delightful Cottage gardens to 0.26 acre. Peacefully situated within strolling distance to the local amenities and the well renowned Great Dixter House & Gardens this delightful home offers incredibly spacious and adaptable living of approximately 2600 square feet comprising a bright and airy 18' living room with open fireplace, 16' dining room, 18' office with further adjoining study or office space, stylish fitted kitchen with access to a cloakroom, useful utility room and practical side lobby . To the first floor are four principle double bedrooms, main family bathroom suite in addition to en-suite shower facilities to the master bedroom. The property provides access internally to an adjoining ground floor annex enjoying a 25' main living room with wood burning stove and two sets of French doors to the rear garden, 19' double aspect bedroom with generous en-suite bathroom. Outside offers a delightful part-walled Cottage garden to the front with a south-easterly orientation, generous rear garden laid to lawn with paved seating terrace, raised beds, shed, greenhouse, detached Oak framed heritage style double garage and ample off road parking via a private driveway. Northiam Village provides a choice of excellent walking routes, two convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street shopping is available at both Tenterden and Rye only a short distance away. Offered CHAIN FREE.



## Front garden

Delightful part-walled Cottage style garden to front with direct access onto Dixter Road enjoying a south-easterly orientation, laid to lawn flanked by planted Perennial borders, Indian Sandstone paved path leading to painted hardwood front door, external light, small paved seating area with aspect over lawn.

## Entrance porch

Painted hardwood front door, exposed brick flooring, timber windows to each side aspect, internal Pine door to dining room.

## Dining room

16'4 x 10'4 (4.98m x 3.15m)

Exposed brick flooring, timber window to front aspect, radiator with decorative cover, pendant ceiling light, internal Pine door to inner hallway, selection of wall lights, power points.

## Inner hallway

Internal Pine door from dining room, exposed brick flooring, carpeted turned staircase to first floor, radiator, ceiling down lights, internal Pine door to the study, double full height glazed doors to Kitchen, internal Pine door to living room.

## Living room

18'3 x 12'8 (5.56m x 3.86m)

Internal Pine door, carpeted flooring, radiator, open fireplace with painted surround, timber window to front aspect, further radiator, under stair storage cupboard, selection of power points, TV connection.

## Study / Office

18'5 x 8'2 (5.61m x 2.49m)

Accessed from hall with steps to a carpeted floor, timber window to rear aspect with radiator below, selection of power points, access to Office 2.

## Office 2 / reception 4

8'7 x 7'8 (2.62m x 2.34m)

Accessed from adjoining study, carpeted

flooring, hardwood stable door to the rear garden, radiator, ceiling down lights, power points.

## Stairs and landing

Turned carpeted staircase and landing, ceiling downlights, timber window to rear aspect, radiator, power point, selection of built in linen cupboards with slatted shelving via timber doors.

## Kitchen / breakfast room

13'8 x narrowing to 12'4 x 13'2

(4.17m x narrowing to 3.76m x 4.01m)

Accessed from main hallway via double full height glazed doors, porcelain tile flooring, full height glazed external door to the rear garden, series of LED ceiling downlight, internal glazed door to inner hall leading to utility and cloakroom, windows to side and rear aspects, open access to annex living room. Kitchen comprises a selection of fitted base and wall units with contemporary doors beneath Quartz worksurfaces with matching upstands and engineered drainer grooves, selection of above counter level power points, under mounted one and half stainless bowl with tap, four ring AEG induction hob, Quartz splashback, stainless steel extractor canopy and light over, selection of soft closing cutlery and pan drawers, integrated AEG dishwasher, tower unit incorporating eye level integrated oven and grill, integrated 50/50 fridge / freezer, pull out tower larder cupboard adjacent, telephone point.

## Inner hallway

Internal glazed door, continuation of porcelain tile flooring from kitchen, painted external door with obscure viewing pane to side aspect leading onto Dixter Road, ceiling LED downlights, selection of built in full height storage cupboards via painted Louvre doors, radiator, access to utility and cloakroom.

## Cloakroom

Painted four panel door, porcelain tile flooring, timber window to side aspect,

push flush WC, pedestal wash basin with tile splash back, radiator, extractor fan and LED downlight.

## Utility room

9'9 x 5'5 (2.97m x 1.65m)

Full height glazed door, porcelain tile flooring, cupboard housing the un-vented cylinder via painted Louvre doors, timber window to side aspect, radiator, fitted base units with contemporary doors beneath Quartz effect laminated work surfaces, bevelled metro tile splashbacks, wall mounted Worcester gas boiler, under counter space for dishwasher, inset one and half stainless bowl with drainer and tap, access panel to loft, LED downlights and extractor fan.

## Annex Living room

25'2 x 14'1 (7.67m x 4.29m)

Open access from Kitchen / breakfast room, engineered Oak flooring, two sets of glazed French doors with matching sidelight windows to the rear gardens, exposed brick fireplace with Oak bressumer housing a cast iron wood burning stove over a brick hearth, selection of LED ceiling downlights, radiators, internal door to bedroom, selection of power points, TV point, internet point.

## Annex bedroom

19' x 11'8 (5.79m x 3.56m)

Internal door, carpeted flooring, double aspect room with window to rear aspect and radiator below, glazed French doors to rear garden with matching sidelight windows, ceiling down lights, selection of power points, built in wardrobes accessed via folding timber doors complete with hanging rails and shelving over, internal door to en-suite.

## Annex bathroom suite

11'7 x 8'6 (3.53m x 2.59m)

Internal door, stone effect vinyl flooring, obscure glazed timber window to side aspect, ceiling down lights and extractor fan, walk-in shower enclosure with Mira

thermostatic shower, push flush WC, pedestal wash basin, ceramic wall tiling, radiator, panelled bath suite.

## Family bathroom

8'5 x 8'1 (2.57m x 2.46m)

Internal four panel Pine door, tile effect vinyl flooring, timber window to rear aspect with radiator below, push flush WC, pedestal wash basin, corner shower enclosure with ceramic wall tiling and Aqualisa shower, panelled bath suite.

## Bedroom 2

13'2 x 10'2 (4.01m x 3.10m)

Internal Pine four panel door, carpeted flooring, window to front aspect with radiator below, ceiling down lights, power point.

## Bedroom 3

12'2 x 12' (3.71m x 3.66m)

Internal Pine four panel door, carpeted flooring, window to front aspect with radiator below, ceiling down lights, power point, access panel to loft, built in wardrobes via painted shaker style doors complete with shelving and hanging rail, further cupboard adjacent.

## Bedroom 4

11'1 x 7'7 (3.38m x 2.31m)

Painted ledged and braced door with Suffolk latch, carpeted steps down from landing to a carpeted floorspace, ceiling down lights, timber window to rear aspect with radiator below, cupboard housing consumer unit.

## Bedroom 1

14'6 x 11'8 (4.42m x 3.56m)

Internal painted four panel door, carpeted flooring, double aspect room with window to side with radiator below, further window to side aspect with radiator below, decorative cast iron fireplace with tiled and painted timber surround, built in wardrobe complete with hanging rail and shelving via painted shaker style doors, internal door to en-suite shower room, power points.

## En-suite shower room

6'3 x 4'6 (1.91m x 1.37m)

Internal door, vinyl flooring, window to side aspect, push flush WC, pedestal wash basin, radiator, ceiling down lights, shower enclosure with ceramic wall tiling and wall mounted mixer.

## Rear garden

Large rear garden enjoying a south westerly orientation, predominantly laid to lawn enclosed by mature hedgerow, variety of well stocked flowering shrub and rose beds, ornamental Acers, shed, greenhouse and selection of raised beds, private driveway accessed from Dixter road providing ample off road parking leading to a newly renovated heritage style open bay double garage, brick paved path from driveway to rear elevations with an enclosed paved seating terrace led from the annex, further brick paved terrace, covered well, external lighting and tap.

## Oak framed heritage style double garage

23'8 x 12' (7.21m x 3.66m)

Double open bay, brick flooring, Oak framed below a pitched tile roof, store room with door, power supply and lighting.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

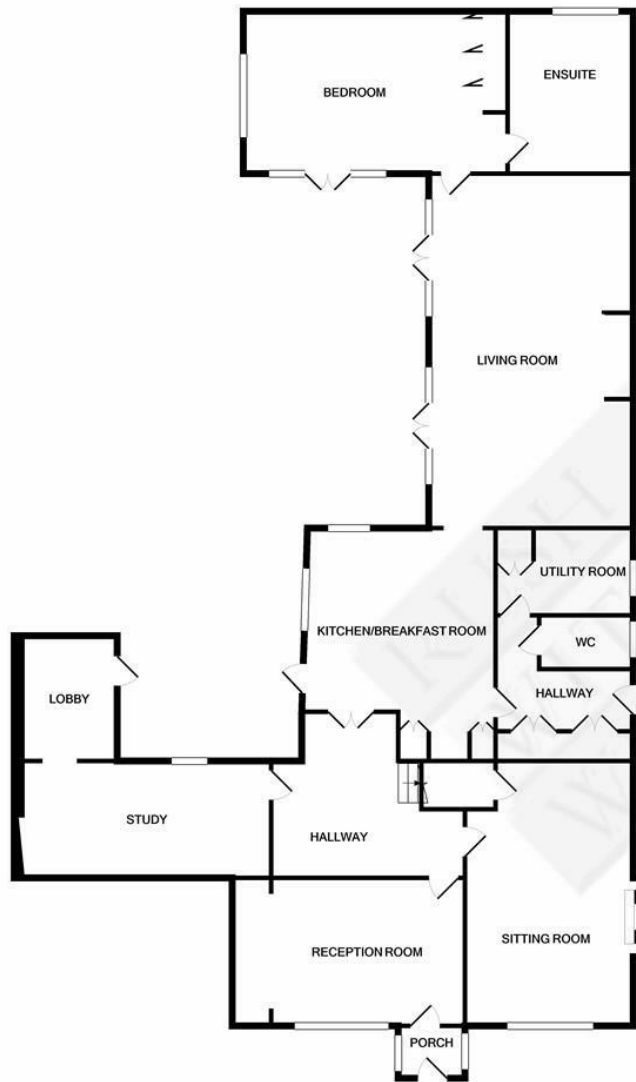
Flying freehold present to rear over Office 2 / reception 4.

## Agents note

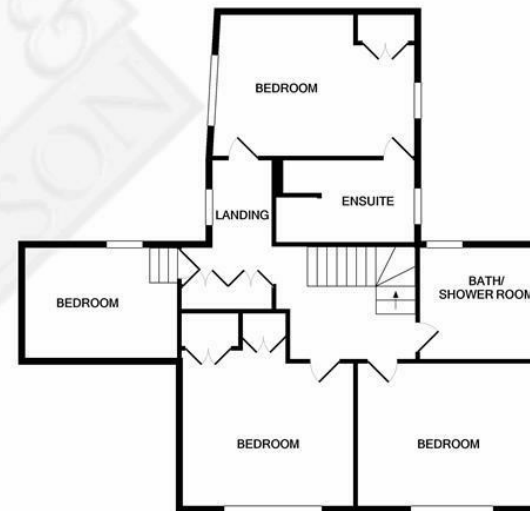
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1191 SQ.FT.  
(167.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 812 SQ.FT.  
(75.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2613 SQ.FT. (242.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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