

**RUSH  
WITT &  
WILSON**



**Kingsland, Dixter Lane, Northiam, East Sussex, TN31 6PP.  
£675,000 Guide Price.**



**An incredibly spacious three bedroom detached bungalow extending to over 2000 sqft occupying a highly desirable country lane position of Northiam Village. Having been much improved by the present owners this delightful home enjoys a generous yet flexible living accommodation throughout comprising a bright 25ft living / dining room with wood burning stove, conservatory, newly installed stylish kitchen with fitted appliances, utility room, 22ft double aspect master bedroom with en-suite shower room, 24ft guest bedroom and further good sized double bedroom or optional office and stunning main shower room suite. Outside enjoys a private and well stocked rear garden enjoying a variety of seating or alfresco dining spaces, laid to lawn with established borders and mature trees complete with brick built workshop, shed and greenhouse. To the front the property is accessed via a gated entrance providing ample off road parking and integral garage. The property is situated just a short walk from Great Dixter House and Gardens, a choice of excellent walking routes, two convenience stores, post office, 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**

Extensive block pave driveway with turning head led from the lane via a five-bar gated entrance, enclosed by specimen conifer hedgerow to front, front garden is laid to lawn hosting a variety of well stocked shrub borders and specimen trees, pathway from driveway leading to eastern elevations with access to side and rear elevations via low level picket fence with gate, driveway extends to attached garage and access to western elevations with path to side and rear via painted picket gate, UPVC obscure glazed front door with matching sidelight windows, external lighting and seating area to front.

**Reception hall**

5'4 x 5'3 (1.63m x 1.60m)  
Obscure glazed UPVC front door with matching sidelight window, wood effect laminate flooring, light, internal glazed door and sidelight window to inner hallway, internal door to utility room.

**Utility room**

12'8 x 10'5 (3.86m x 3.18m )  
Internal door, wood effect laminate flooring, full height UPVC door and window to rear elevations, internal door to garage, ceiling LED downlights, radiator, fitted base and wall units with Beech effect laminated doors beneath a stone effect laminated countertop, under counter space for washing machine and dryer, inset stainless bowl and tap, tile splashback and power points.

**Inner hallway**

Internal glazed door and sidelight window from reception hall, carpeted flooring, power points, light, storage cupboard via sliding doors, access panel to loft, radiator, thermostat, further cupboard with hanging rail and shelf over.

**Bedroom 3**

9'1 x 8'8 (2.77m x 2.64m)  
Internal door, carpeted flooring, UPVC window to side aspect with radiator below, built in wardrobes via sliding doors with shelf and hanging rail, light, power and phone point.

**Bedroom 2**

24'2 x 9'6 (7.37m x 2.90m)  
Internal door, carpeted flooring, UPVC windows to each side and rear aspects, radiators, built in wardrobe via sliding doors, power point and light.

**Bedroom 1**

22'2 x 13'7 (6.76m x 4.14m)  
Internal door, carpeted flooring, UPVC window to side aspect with radiator below, internal UPVC sliding doors to adjoining conservatory, internal door to en-suite shower rom, pendant lighting, two sets of built in wardrobes via sliding doors, radiator, power points and TV point.

**En-suite shower room**

7'2 x 5'8 (2.18m x 1.73m)  
Internal door, wood effect laminate flooring, obscure UPVC window to side aspect, pendant light and radiator, ceramic wall tiling, push flush WC, vanity unit, large walk-in shower enclosure with glass partition screen and Aqualisa thermostatic shower.

**Conservatory**

14'5 x 11'1 (4.39m x 3.38m)  
Internal UPVC sliding doors from bedroom 1, wood effect laminate flooring, full height glazed UPVC door to side aspect, further UPVC French doors and windows to rear aspect, pitched glazed roof, fitted Dimplex electric radiator, power point.

**Shower room**

9' x 7' (2.74m x 2.13m)  
Internal door, Oak effect laminate flooring obscure UPVC window to rear aspect, LED ceiling downlights and extractor fan, ceramic wall tiling, large corner shower enclosure with curved door and fitted digital Aqualisa shower with mixer and large rainfall head, shower niche, back to wall concealed Geberit WC, fitted corner cupboard housing the newly installed floor mounted Worcester boiler with cupboards above complete with shelving, wall mounted vanity unit with pull out drawers below, inset LED lit mirrored cabinet, towel radiator.

**Kitchen**

12'8 x 9'1 (3.86m x 2.77m)  
Open access from living room with further internal door from dining end, UPVC window and full height glazed door to side aspect, LED ceiling downlights with dimmer controls, kitchen hosts a variety of newly fitted base and wall units with contemporary high gloss doors beneath 20mm oxidised laminated countertops, wall unit lighting, inset one and half graphite composite basin with drainer and tap, inset four ring Zanussi induction hob with extractor canopy and light over, split face stone effect wall tiling, selection of above counter level power points, eye level fitted microwave oven, fitted AEG electrolux oven and grill, fitted 70/30 fridge / freezer, fitted pull out bin, full height tower larder unit with pull and storage trays,

selection of soft closing cutlery pan and cutlery drawers, wine rack.

**Living room / room**

25'1 x 23'2 (l-shaped room) (7.65m x 7.06m (l-shaped room))  
Internal glazed door, oak effect laminate flooring, LED ceiling downlights and series of additional wall lights, full height glazed French doors with matching sidelight windows to side elevations complete with fitted plantation shutter blinds, further window to front aspect with radiator below, exposed brick fireplace housing a newly fitted wood burning stove over a brick hearth, open access to dining area with further window to front aspect with radiator below and fitted plantation shutter blind, internal door to kitchen, power and TV point.

**Rear gardens**

Full width paved terrace from rear elevations extending onto a level area of lawn hosting a variety of well stocked flowering shrub borders, specimen trees and topiary hedging, sunken pond, external lighting, power point and tap, workshop, shed and greenhouse, pergola with climbing clematis, path to side with access to front, compost area and oil-tank, climbing rose borders, further kitchen garden to side elevations with picket fence and gate to driveway, garden full enclosed by mature hedgerow.

**Workshop**

9'4 x 7'5 (2.84m x 2.26m)  
UPVC part-glazed door, UPVC window to front.

**Garage**

18'5 x 16'4 (5.61m x 4.98m)  
Manual up and over door to front, two UPVC windows to side aspect, power supply and lighting, internal door to utility room.

**Services**

Oil-fired 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.









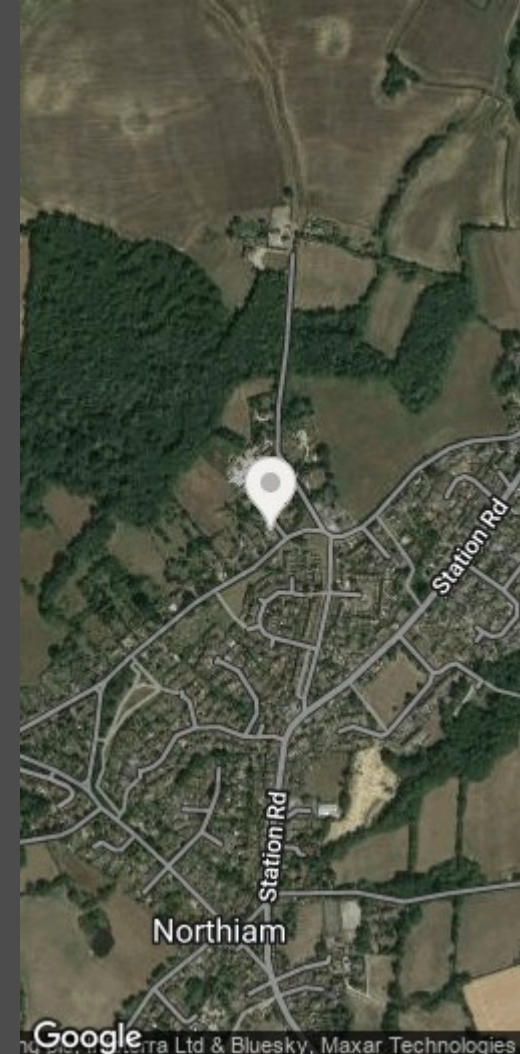




TOTAL FLOOR AREA : 2063 sq.ft. (191.7 sq.m.) approx.

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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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