

**RUSH  
WITT &  
WILSON**



**Woodland, Dixter Lane, Northiam, East Sussex, TN31 6PS.  
£625,000 OIEO Freehold**

An incredibly spacious four bedroom detached chalet style bungalow occupying a highly sought after country lane position of Northiam Village offering versatile living accommodation over two floors complete with an array of useful outbuildings / workshops. Situated on a 0.24 acre plot 'Woodland' is considered to offer a unique opportunity for those seeking potential for annex accommodation with a choice of a 28'9 x 23'8 (I-shaped) garage and further 33' with adjoining 20' workshop available for conversion (subject to obtaining relevant planning consents). Principle living comprises a 22' main living / dining room with open fireplace, double aspect bespoke kitchen with brick base units, Rangemaster oven and granite worksurfaces, utility room, cloak and ground floor bathroom, second reception room with French doors to the rear terrace and ground floor bedroom / office. To the first floor a generous landing serves three bedrooms including a 15' master and shower room. Outside enjoys a private rear garden with large Indian Sandstone terraces, access to workshops and open area of lawn with seating area to one end with a pleasant wooded backdrop. To the front offers ample off road parking, 27' tandem length adjoining garage and further large L-shaped garage. The property is located within comfortable walking distance to the popular Great Dixter House and Gardens, village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



## Front

Extensive block-paved driveway to front providing ample off road parking from the lane, driveway extending to an attached garage, further paved area and additional L-shape garage and covered entrance and path to side elevations, external lighting.

## Entrance hall

14'7 x 9'6 (4.45m x 2.90m)

Composite front door, quarry tile flooring, UPVC window to front, radiator, turned carpeted staircase to first floor with cupboard below, further cupboard via timber door, light.

## Bedroom 2 / Office

13'2 x 9'7 (4.01m x 2.92m)

Internal door, carpeted flooring, UPVC window to front with radiator below, ceiling down lights with dimmer controls, variety of built in cupboards via timber doors, wall panelling, power points, further wall units.

## Reception 2

12'8 x 12" (3.86m x 3.66m')

Internal door, carpeted flooring, UPVC French doors to rear, radiator, ceiling light, power point.

## Bathroom

5'8 x 5' (1.73m x 1.52m)

Internal door, ceramic tile flooring, obscure UPVC window to rear aspect, ceramic wall tiling, pedestal wash basin, tiled panel bath suite with concealed shower mixer over.

## Cloakroom

Internal door, ceramic tile flooring, push flush WC, obscure glazed window to rear aspect, ceramic wall tiling.

## Utility room

12'5 x 8'3 (3.78m x 2.51m)

Internal door, concrete screed flooring, internal door to dining room, external glazed door and window to rear terrace, pendant and ceiling down lights, plumbing for appliances.

## Living / dining room

22'2 x 15' narrowing to 9'7 (6.76m x 4.57m narrowing to 2.92m)

Internal door, quarry tile flooring, UPVC window to front with radiators below, further two windows to side aspect, space for dining table, further radiator, open fireplace with

decorative fire surround and sill, inset down lights, internal door to utility room, wall thermostat, open access to kitchen to rear.

## Kitchen / breakfast room

14'5 x 11'2 (4.39m x 3.40m)

Open from living / dining room, quarry tile flooring, UPVC French door and window to rear aspect, inset ceiling down lights, further UPVC window to side aspect, kitchen hosts a variety of attractive brick built open base units with solid Granite worksurfaces over incorporating breakfast bar, feature brick built false fireplace housing a fitted RANGEMASTER oven Granite splashback, inset induction hob, base unit with twin Butler sinks with swan neck taps, triple undermounted De-Dietrich ovens with grills, chrome heated towel rail.

## Stairs and landing

13'3 x 8'1 (4.04m x 2.46m)

Turned carpeted staircase leading to a spacious first floor landing, UPVC dormer window to front aspect with radiator below, ceiling down lights, ceramic wall tiling, variety of eaves storage cupboards, power points, internal door with carpeted passageway to bedroom 3, Velux window to rear, light.

## Bedroom 1

15' x 10'4 (4.57m x 3.15m)

Internal door, carpeted flooring, UPVC dormer window to front with radiator below, further UPVC window to side with rural aspect, eaves storage cupboard, power points.

## Bedroom 3 / Office

21'3 x 10'1 (restricted headroom) (6.48m x 3.07m (restricted headroom))

Internal door and carpeted passageway from landing, pitched ceiling with Velux window to rear aspect, full height glazed door and Juliette balcony to rear, low level eaves storage, radiator, wall lighting.

## Bedroom 4

9'6 x 7'8 (2.90m x 2.34m)

Internal door, carpeted flooring, Velux window to rear, further UPVC window to side, vanity unit with adjacent built in wardrobe, radiator, power point.

## Shower room

Internal door, ceramic tile flooring, shower cubicle via

bi-folding door, pedestal wash basin and push flush WC, radiator, ceiling down lights.

## Rear garden

Full width Indian Sandstone paved terrace enclosed by established conifer and laurel hedgerow, external lighting, access to eastern elevations with path to front, further path to western elevations, step up to second level of terrace leading to workshops and open area of lawn enclosed by part close board fencing and low-level railway sleeper wall to one end, area of hard-standing with pleasant out look to neighbouring woodland and pond.

## Garage 1

27'4 x 9'9 (8.33m x 2.97m)

Double timber doors to front, further manual up and over door to rear, electric meter and consumer unit, wall mounted Worcester BOSH gas boiler to one end, lighting.

## Garage 2 (L-shaped)

28'9 x 23'8 (l-shaped) (8.76m x 7.21m (l-shaped))

Double doors to front, manual up and over door to rear, UPVC window to side aspect, power point and lighting, fitted base unit with basin.

## Workshop 1 (Brick built)

20'1 x 12'7 (6.12m x 3.84m)

Manual up and over door to front, French glazed doors and two windows to side, further window to rear, open access to workshop 2, lighting, power points.

## Workshop 2 (Timber construction)

33'8 x 9'7 (10.26m x 2.92m)

Double timber doors to side, concrete screed flooring, timber window to front, ceiling strip lighting, power points, open access to adjoining workshop 1.

## Services

Gas-fired central heating system.

Mains drainage.

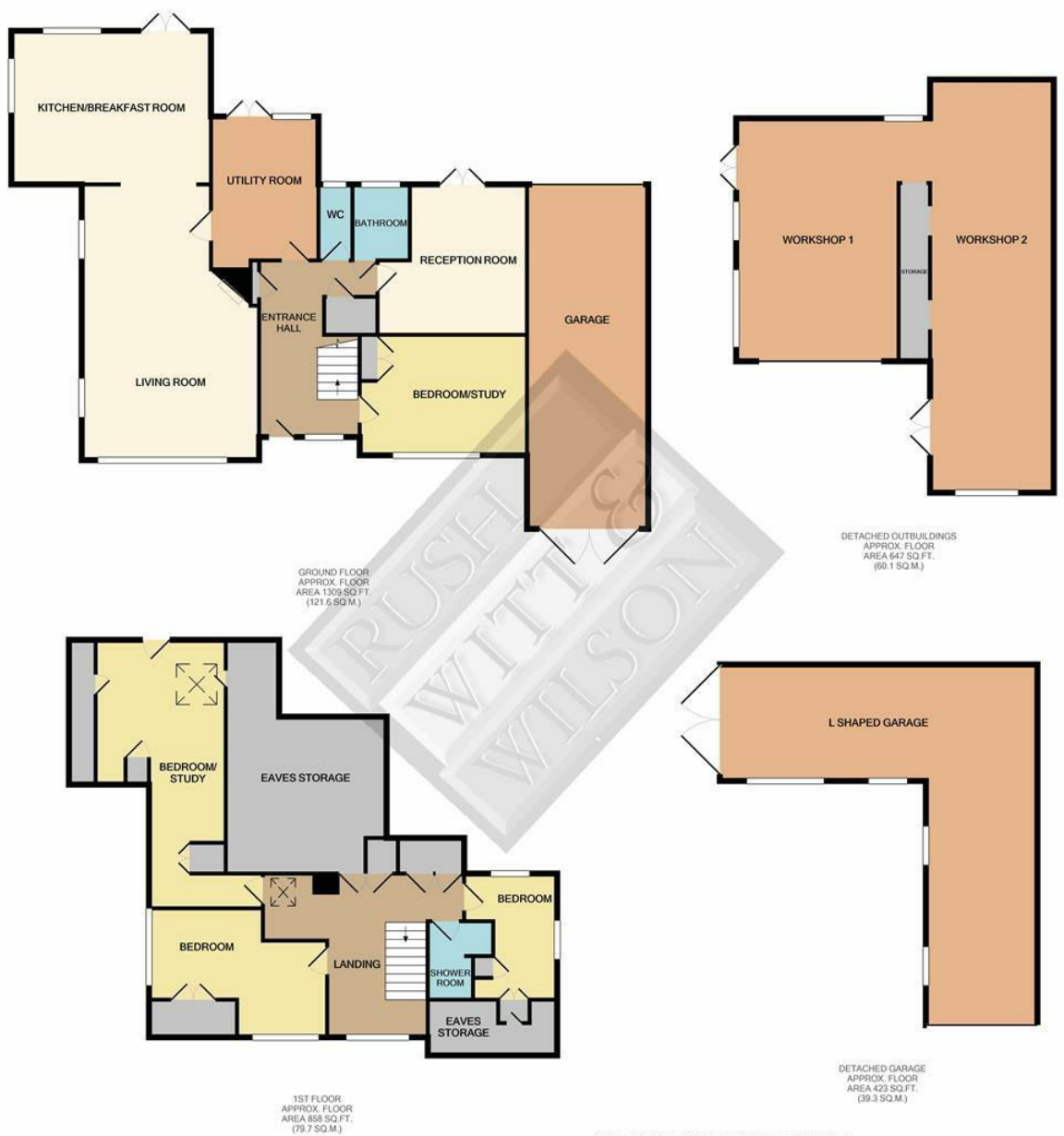
Local Authority - Rother District Council.

## 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.







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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78	78	78
<p>Energy Efficiency Rating: 78 (Band B)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating: 78 (Band B)</p>		<p>Energy Efficiency Rating: 78 (Band B)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating: 78 (Band B)</p>	

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