

**RUSH  
WITT &  
WILSON**



**Littlewoods, Dixter Lane, Northiam, East Sussex, TN31 6PP.  
£750,000 Freehold**



**A stylish and contemporary four bedroom detached bungalow occupying a highly desirable country lane position of Northiam Village set within extensive gardens to 0.54 acre and outstanding rural views over the Rother Valley. This exemplary home offers bright and incredibly spacious living accommodation throughout comprising two generous and well-lit double bedrooms to the front each with feature bay windows, one with en-suite shower room complete with underfloor heating, master bedroom also with en-suite shower room and further single or optional office. To the rear of the property provides a sizeable main living room with French doors to the rear garden and fitted media unit, main family bathroom, laundry cupboard and stunning 22ft kitchen / dining room with engineered Oak flooring, stylish grey shaker units with marble counter tops, matching island unit with breakfast bar and dining area with sliding doors to the rear. Outside enjoys a large rear garden with block paved terrace to enjoy the peaceful and rural setting complete with workshop, garden shed and further orchard garden with a breath-taking vista. To the front provides ample off road parking via a private gated entrance. The property is situated just a short distance from the well renowned Great Dixter House and gardens and conveniently accessible to the popular Village amenities and excellent walking routes. Northiam Village benefits from a choice of excellent walking routes, 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.**



**Front**

Accessed from lane via double timber five bar gates, block paved driveway to front providing ample off road parking, front garden laid to lawn enclosed by established conifer hedgerow and low level panelled fencing, high level iron gates to each side elevation providing access to rear, external PIR lighting and power point, timber store over hard standing, Indian Sandstone step leading to composite anthracite front door with obscure light panel.

**Hallway**

Engineered Oak flooring, LED ceiling downlights, access panel to loft over with pull down ladder leading to a boarded loft above with lighting, variety of power points, contemporary column style radiator, vaulted ceiling with Velux window to rear aspect, series of wall lights with dimmer controls, further radiator.

**Bedroom 3**

13'7 x 10' (4.14m x 3.05m)  
Internal Oak door, carpeted flooring, UPVC bay window to front aspect with radiator below, pendant light, variety of power points, TV point, further wall lights with dimmer controls.

**Bedroom 2**

15'4 x 10' (4.67m x 3.05m)  
Internal Oak door, carpeted flooring, UPVC bay window to front aspect with radiator below, pendant light, variety of power points, TV point, obscure glazed sliding door to en-suite shower room, series of wall lighting.

**Laundry cupboard**

Internal Oak door, light, plumbing for washing machine and tumble dryer, power points, shelving and hanging rail, plumbing feeds for basin, WC and towel rail.

**Kitchen / dining room**

22'6 x 17' (6.86m x 5.18m)  
Double Oak glazed doors from hallway, further internal Oak glazed door to living room, anthracite aluminium sliding doors to the rear terrace and gardens, engineered Oak flooring, LED ceiling downlights a n further wall lighting, pendant lighting to island, kitchen hosts a variety of matching base and wall units with shaker style doors beneath Marble counter tops complete with matching upstands and splashback, inset five ring gas burner with

extractor canopy and light over, integrated oven and grill below, variety of above counter level power points, recess for an American style fridge freezer with fitted tower units adjacent complete with pull out trays, matching island unit with undermounted butler sink below a marble counter top incorporating breakfast bar with cupboards and space for stools below, plinth lighting, integrated dishwasher and pull out bin, power points, two contemporary anthracite radiators, variety of power points, TV point.

**En-suite shower room**

9'5 x 4'6 (2.87m x 1.37m)  
Internal obscure glazed door, ceramic tile flooring with underfloor heating, obscure UPVC window to side aspect, large shower enclosure with ceramic wall tiling and lit shower niche, variety of LED downlights and extractor fan, heated towel rail, concealed push flush WC, basin.

**Living room**

18'6 x 16'5 (5.64m x 5.00m)  
Internal Oak glazed door from hall, carpeted flooring, further Oak glazed door to kitchen / dining room, UPVC French doors with matching sidelight windows to the rear aspect enjoying a pleasant aspect over the gardens and rural backdrop, LED ceiling downlights, built in base media unit with painted doors, contemporary anthracite column radiator, further wall lights, power points, TV point.

**Family bathroom**

10'4 x 8' (3.15m x 2.44m)  
Internal Oak door, tile effect vinyl flooring, obscure UPVC windows to each side and rear aspects, push flush WC, pedestal wash basin, panelled bath suite, shower enclosure with mixer, built in cupboards, light.

**Bedroom 4**

10'4 x 7'8 (3.15m x 2.34m )  
Internal Oak, carpeted flooring, two UPVC windows to side elevations with radiator below, pendant light, power points.

**Bedroom 1**

13' x 10'2 (3.96m x 3.10m )  
Internal Oak door, carpeted flooring, space for wardrobe or dressing table, UPVC window to front aspect with radiator below, LED ceiling downlights, high level cupboard housing the consumer unit, series of wall lights, internal door to en-suite shower room.

**En-suite shower room**

8'3 5'6 (2.51m 1.68m)  
Internal door, geometric floor and wall tiling, obscure UPVC window to side aspect, concealed push flush WC, chrome heated towel rail, wall mounted wash basin, large walk-in shower enclosure with shower screen, mixer and lit shower niche, LED downlights and extractor fan.

**Gardens**

Full width block paved terrace led from the rear elevations providing an alfresco dining or entertaining area enjoying a pleasant rural aspect over the lawns and Rother Valley backdrop, access to each side elevations with gates to front, external lighting and tap, steps leading onto a level area of lawn with planted shrub border, path leading to a further orchard garden at one end enclosed by high level close board fencing, pergola with climbing Wisteria, workshop complete with power and lighting over a decked platform, external power point, five bar gate leading to orchard garden.

**Orchard**

Laid to lawn hosting a variety of fruit trees gently sloping to one end with wooded backdrop and open vista, garden shed, fully enclosed by post and rail fencing with additional stock proof fencing.

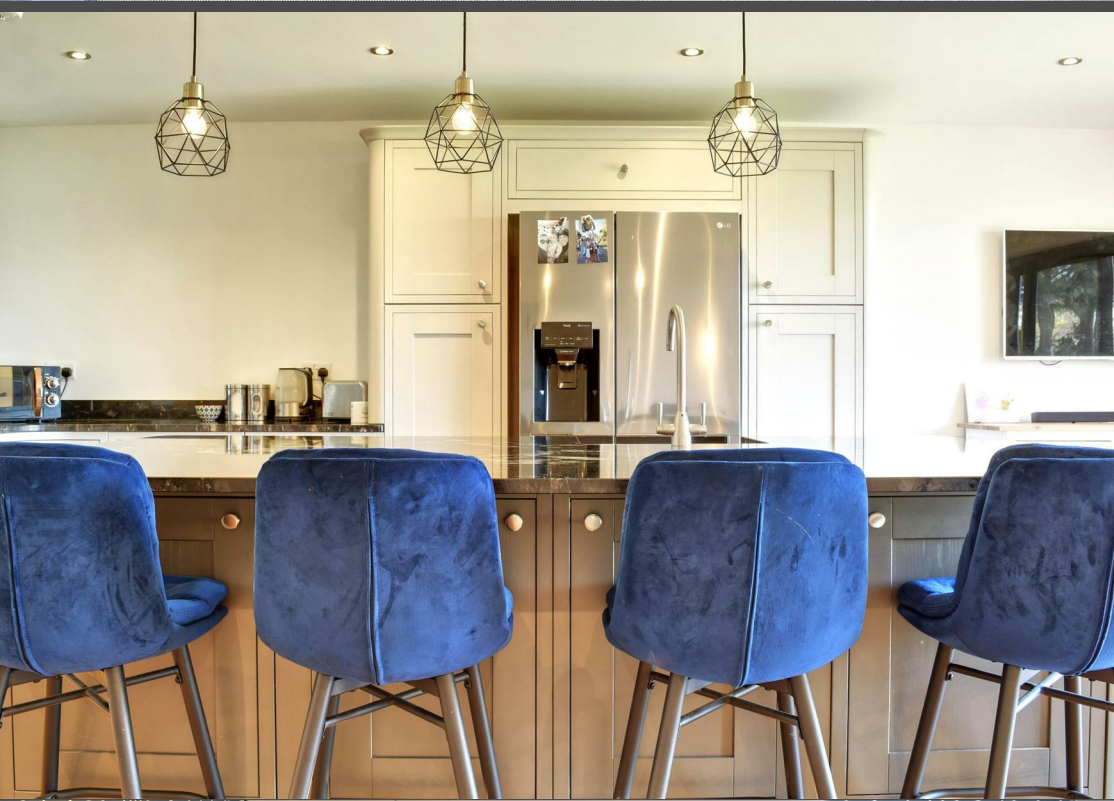
**Services**

Mains gas 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.











GROUND FLOOR  
1644 sq.ft. (152.7 sq.m.) approx.



TOTAL FLOOR AREA: 1644 sq.ft. (152.7 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP**

**Tel: 01797 253555**

**northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**