

**RUSH
WITT &
WILSON**



**Wagon Lodge, Gate Court Farm, Station Road, Northiam, East Sussex, TN31 6QT.
£450,000 OIEO Freehold**

CHAIN FREE - A charming two bedroom attached single storey Grade II listed converted Wagon lodge occupying a peaceful and idyllic rural position of Northiam Village set with gardens to 0.23 acre. Located on the very edge of the Sussex / Kent border this delightful home enjoys both privacy and seclusion yet conveniently situated just 1.5 miles from the local amenities. Accommodation comprises a triple aspect 30ft living / dining room with wood burning stove and French doors to the rear terrace, shaker style kitchen, two bedrooms each with fitted wardrobes and main bathroom suite. Outside enjoys a level garden laid to lawn enclosed by post and rail fencing. Indianan Sandstone paved terrace enjoying a pleasant outlook over the neighbouring pond and double open bay cart garage. 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. Newenden Village is also located within strolling distance offering excellent riverbank walks, Boating station with Café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.



Front

Shingled path and pedestrian gate led from driveway and garaging to front and side lawns, brick path to entrance.

Entrance hall

External stable door, Oak flooring with inset coir mat, series of wall lights, thermostat, high level cupboard housing the electric meter and consumer unit, double glazed timber window to the front aspect, radiator, access panel to loft over, airing cupboard housing the hot water tank complete with slatted shelving, power and phone point.

Living / Dining room

30'4 x 14'2 narrowing to 11'5 (9.25m x 4.32m narrowing to 3.48m)

Internal glazed door, triple aspect room with timber double glazed windows to each side and front aspects, external French doors to the rear terrace, radiator, space for dining table and chairs, fitted wood burning stove over a brick hearth, series of wall lights, further radiator and open hatch to kitchen, power points, phone and Tv point.

Kitchen

9'8 x 9'4 (2.95m x 2.84m)

Internal door, quarry tile flooring, double glazed timber window to the rear aspect, open hatch to living / dining room, ceiling joinery, radiator, further Dimplex electric heater, newly installed HRM oil-fired boiler, kitchen hosts a selection of matching base and wall units with shaker style doors beneath Oak block counter tops, inset single ceramic basin with drainer and tap, tile splashback, under counter space for washing machine, integrated Zannussi oven with four ring electric hob over, stainless steel extractor canopy with light over, recess for freestanding fridge / freezer.

Bathroom

10' x 5'8 (3.05m x 1.73m)

Internal door, ceramic tile flooring, obscure double glazed timber window to rear aspect, ceramic wall tiling, towel radiator, pedestal wash basin, push flush WC, further radiator, panelled bath suite, light and extractor fan, shower cubicle with power shower.

Bedroom 2

9' x 8'8 (2.74m x 2.64m)

Internal four panel door, carpeted flooring, double glazed window to the rear aspect, radiator below, ceiling joinery, light, power points, range of fitted wardrobes complete with hanging rails and shelving over.

Bedroom 1

13' x 11'4 (3.96m x 3.45m)

Internal four panel door, carpeted flooring, double glazed timber window to the front aspect, selection of built in wardrobes with hanging rails and shelving over, ceiling light, radiator, variety of power points, TV point.

Gardens

Open and level area of lawn to front and side elevations enclosed by post and rail fencing with further stock proof fencing, oil-tank over hard standing, specimen Maple tree, brick paved path and terrace to front providing a delightful private seating area leading to the entrance with hardwood front door, external lighting, planted shrub borders, shingled path continues to side and rear elevations leading to an Indian Sandstone paved terrace to the rear providing a private alfresco dining space overlooking the neighbouring pond, external tap, external French doors to the living / dining room.

Double open bay cart garage

20'4 x 19'4 (6.20m x 5.89m)

Double open bays to front with Oak framing, power supply and lighting.

Services

Oil-fired central heating system.

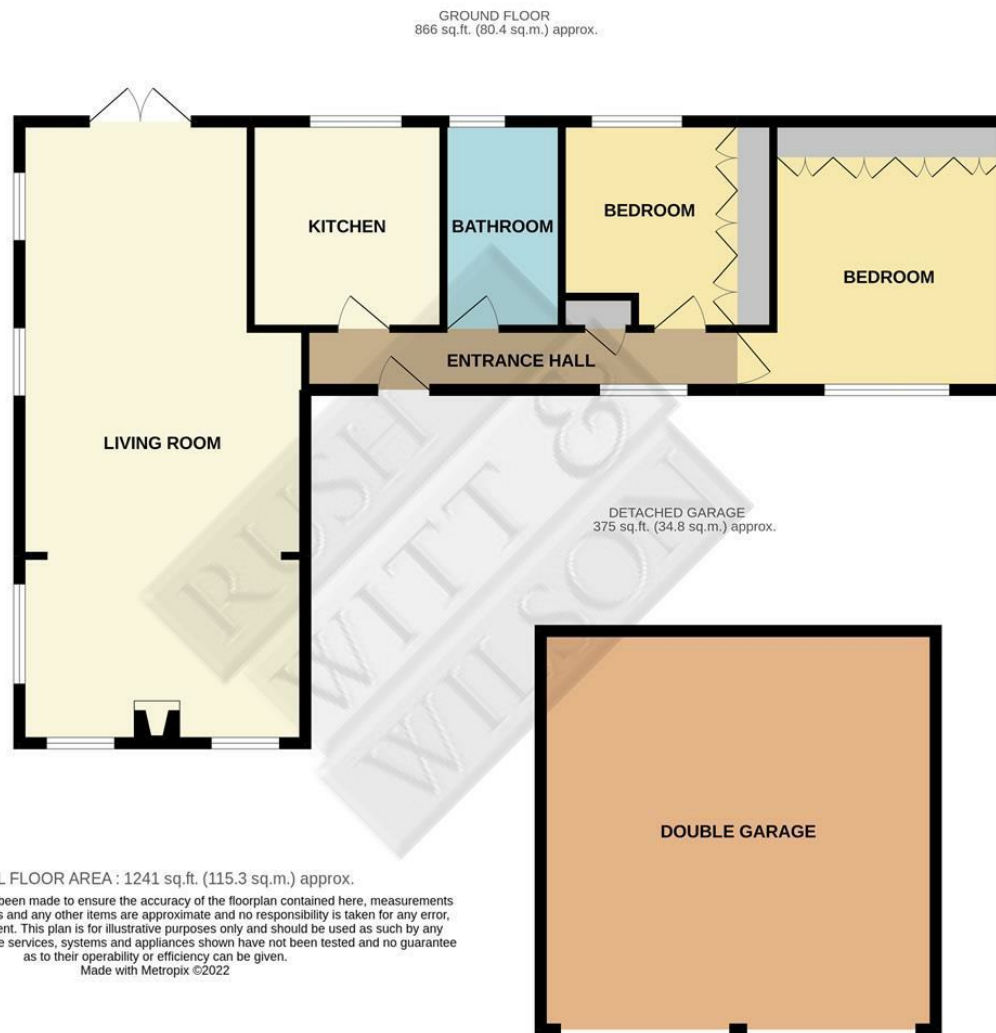
Private drainage - Clargester system shared with each of the neighbouring three dwellings.

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.







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