

**RUSH
WITT &
WILSON**



**New Barn, Station Road, Northiam, East Sussex, TN31 6QL.
£675,000 Guide Price**

A striking and contemporary four bedroom detached family home located within the popular Village of Northiam enjoying stylish and open plan living accommodation with stunning far reaching views to the Rother Valley. This impressive newly constructed home provides both spacious, cost efficient and versatile living accommodation comprising a well-lit reception hall serving three ground floor double bedrooms, stylish main bathroom suite, stunning 28ft open plan kitchen / dining / living room with contemporary wood burning stove and two sets of aluminium bi-folding doors to a composite deck terrace, rear lobby , WC with added benefit of zoned underfloor heating through the ground floor. To the first floor offers a generous 19ft master bedroom enjoying elevated rural views to the rear complimented with built in wardrobe and en-suite shower room. Outside enjoys a privately enclosed rear garden with garden shed, level area of lawn and private decking area providing the ideal alfresco dining area with stunning rural back drop. To the front the property is approached via a private gated driveway offering ample off road parking. The property is located within walking distance to the popular 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. Offered CHAIN FREE with 10 year structural warranty.



Front

Private aggregate driveway enclosed by part high level fencing and established red robin hedgerow, five bar gated entrance providing ample off road parking with turning head, driveway extends to side elevations with access to rear elevations and covered entrance, composite deck with anthracite front door, external lighting and planted shrub borders.

Entrance hall

Anthracite front door with column viewing panes to side elevations, oak flooring, ceiling downlights, internal glazed doors serving the staircase and first floor master suite, open access to the open plan kitchen / dining / living area to the rear, power points.

Bedroom 3

12' x 10' (3.66m x 3.05m)

Internal linear oak door, oak flooring, UPVC window to front aspect with oak sill, variety of power points, under floor heating with thermostat, ceiling light.

Bedroom 2

15'3 x 9'5 (4.65m x 2.87m)

Internal linear oak door, oak flooring, UPVC window to front aspect with oak sill, variety of power points, TV and phone point, under floor heating with thermostat, ceiling light.

Bedroom 4 / Office

10'7 x 8'8 (3.23m x 2.64m)

Internal linear oak door, oak flooring, UPVC window to side aspect with oak sill, variety of power points, under floor heating with thermostat, ceiling light.

Bathroom

10'7 x 6'9 (3.23m x 2.06m)

Internal linear oak door, marble effect LVT flooring, obscure UPVC window to side elevations with oak sill, ceiling downlights and extractor, double ended back to wall bath with stone effect splashback panel with contemporary taps and rinser, contemporary column radiator, wall hung vanity unit with stone effect splashback panel and LED lit mirror over, push flush WC, contemporary shower enclosure with wood

effect shower panelling and contemporary mixer with rinser.

Kitchen / dining / living room

28' x 17' (8.53m x 5.18m)

Open access from the inner hall, marble effect porcelain floor tiling with under floor heating, double pitch vaulted ceiling with windows and two sets of aluminium bi-folding doors to the rear gardens enjoying far reaching views over the Rother Valley, two further Velux windows to each side elevations, internal oak door to lobby serving the WC and external access, pendant lighting, central contemporary cast iron wood burning stove over a polished stone hearth. The kitchen end hosts a variety of matching base and wall units with anthracite grey handleless doors beneath marble counter tops with matching upstands, inset one and a half stainless bowl with drainer and rinser tap, decorative glass splashback with light over, recess for an American style fridge / freezer, tower units with fitted eye level NEFF oven and grill, dishwasher, wall unit housing the consumer unit. Matching island unit with marble counter top incorporating breakfast bar, inset five ring induction hob, soft closing cutlery and pan drawers, integrated wine rack and cooler.

Lobby

7' x 4'6 (2.13m x 1.37m)

Internal oak door from kitchen, UPVC window to rear and part glazed external door to side elevations, marble effect LVT flooring, ceiling lights and power points, internal oak door to WC.

WC

7' x 5'5 (2.13m x 1.65m)

Internal oak door, marble effect LVT flooring, push flush WC, plumbing washing machine, unvented cylinder, ceiling lights and extractor, underfloor heating manifolds.

Lobby and staircase

Internal glazed doors from hall, oak flooring, turned carpeted staircase with contemporary balustrade leading to the first floor master suite, cupboard below via painted door with hanging rail.

Bedroom 1

19'6 x 18'4 (5.94m x 5.59m)

Carpeted flooring, UPVC French casement window to the rear enjoying an elevated rural vista over the Rother Valley, two radiators, variety of low level eaves storage cupboards via oak doors, Velux windows to each side aspect, internal door to en-suite shower room, further eaves storage cupboard and wardrobe with hanging rail, variety of power points.

En-suite shower room

8'4 x 3'8 (2.54m x 1.12m)

Internal door, marble effect LVT flooring, obscure UPVC window to the front aspect, push flush WC, wall mounted vanity with hand basin, cupboard below and LED lit wall mirror over, contemporary radiator, ceiling lights and extractor fan, shower enclosure via screen door, stone effect shower panelling with concealed shower mixer and large rainfall head.

Garden

Privately enclosed rear garden led from a composite deck terrace to the rear elevations, contemporary external lighting, level area of lawn enclosed by low level hedgerow enjoying a stunning open vista over the neighbouring Rother Valley, aggregate path leading to a garden shed and access to side elevations.

Services

Air source heat pump heating system.

Spinkler system.

Mains drainage with pumping station.

Local Authority - Rother District Council. Band F.

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
1132 sq.ft. (105.2 sq.m.) approx.

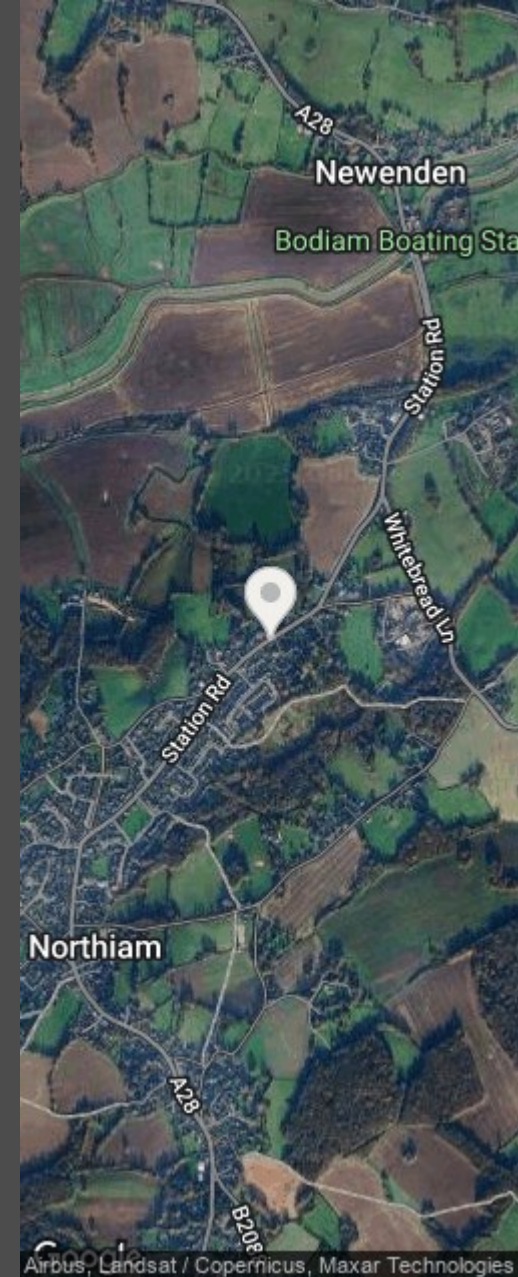


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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