

**RUSH
WITT &
WILSON**



**Hitherbury Quickbourne Lane, Northiam, East Sussex TN31 6QY
£750,000 Freehold**

CHAIN FREE - A beautifully presented and attractive four bedroom detached country home occupying an idyllic country lane position of Northiam Village, fronting onto open fields and located within comfortable walking distance to the popular amenities. Constructed in 2016 this delightful property comprises a spacious hallway, generous 21ft double aspect living room with fireplace and wood burning stove, open plan shaker style kitchen/breakfast room with marble counter tops and French doors to the rear garden, separate utility room and optional ground floor double bedroom with en-suite shower room. To the first floor a spacious landing serves an impressive 22ft master bedroom with walk-in dressing room, en-suite shower room and rural frontal views over open countryside, well appointed main bath/shower room suite and two further generous bedrooms. Externally the property enjoys a private rear garden with paved terrace and private driveway to the front providing ample off road parking. Benefits also include an underfloor heating system throughout the ground floor, Cat 5 electrics throughout and security alarm system. The immediate area offers an abundance of excellent walking routes into Northiam Village itself which benefits from 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.



Entrance Hall

Wood effect ceramic tiled flooring, recessed downlights, power and alarm panel, stairs rising to the first floor, doors off to the following:

Sitting Room

21' x 18'2 (6.40m x 5.54m)

Double glazed window to the front and side aspect, carpet as laid, TV and satellite points, freestanding cast iron wood burning stove over a sandstone hearth, understairs storage cupboard, recessed downlights, open access into:

Kitchen/Dining Area

24'8 x 13'6 (7.52m x 4.11m)

Double glazed window to side, further window to the rear, French doors to the rear, wood effect ceramic tiled flooring, recessed downlights, the kitchen area hosts a variety of matching base and wall units with a light grey shaker style unit, marble countertops, one and a half ceramic basin with swan neck tap and drainer, ceramic tiled splashbacks, wall units with under lighters, integral Indesit dishwasher, pull out bin and recycle bin, full height pull out tower larder, space for freestanding fridge/freezer, fitted range master Toledo range oven with five ring induction hob with matching extractor canopy and light above, soft closing pan drawers, matching island unit with marble countertops, pop up power point, island unit incorporating breakfast bar with cupboard spaces below, internal oak door through to:

Utility Room

10'0 x 9'4 (3.05m x 2.84m)

Window to the rear, oak door to the side elevation, wood effect ceramic tiled flooring, recessed downlights, further internal door serving a Jack and Jill shower room suite, matching shaker style units with light grey shaker style doors, tower unit, base units with undercounter space and plumbing for washing machine and dishwasher, marble countertop with inset composite basin and tap, tower unit housing floor mounted oil fired Grant oiler, oak door through to:

Jack & Jill En-Suite

11'7 x 3'8 (3.53m x 1.12m)

Obscure window to side, wood effect ceramic tile flooring, recessed downlights, push flush wc, freestanding vanity with basin, tiled splashbacks, chrome heated towel rail, shower cubicle with sliding door, stone effect ceramic wall tiling and contemporary mixer.

Bedroom Four

11'7 x 11'1 (3.53m x 3.38m)

Window to the front elevation, recessed downlights.

First Floor

Landing

Carpet as laid, radiator, access panel to loft, doors off to the following:

Bedroom Two

14'8 x 12'3 (4.47m x 3.73m)

Double glazed dormer window to the rear elevation, radiator, carpet as laid, TV point.

Bath/Shower Room

9'0 x 7'6 (2.74m x 2.29m)

Obscure window to the side elevation, wood effect ceramic tiling, vanity unit with basin and cupboards below, floor to ceiling wall tiling, shower cubicle with screen door, stone effect ceramic wall tiling, contemporary mixer with large rainfall head, push flush wc, chrome heated towel rail, double ended bath suite.

Bedroom Three

13'3 x 14' (4.04m x 4.27m)

Double aspect room with dormer window to side and window to the front, radiator, carpet as laid, recessed downlights, TV point.

Master Bedroom

11'6 x 22'6 (3.51m x 6.86m)

Dormer window to the front elevation enjoying pleasant frontal views, dormer to rear, two radiators, carpet as laid, TV point, door through to:

Dressing Room

7'7 x 3'2 (2.31m x 0.97m)

Carpet as laid, recessed downlights, full length fitted wardrobes with mirrored sliding doors complete with hanging rails and shelving.

En-Suite

7'5 x 6'7 (2.26m x 2.01m)

Dormer window to the rear elevation, wood effect ceramic floor tiling, ceramic wall tiling, shower cubicle with contemporary mixer, vanity with push flush wc, chrome heated towel rail.

Outside

Front Garden

Private shingled driveway to the front elevation providing off road parking for three/four vehicles, low level brick retaining wall with external lighting, level area of lawn, pleasant rural outlook across the lane over open countryside, high level gate to side, area for the oil tank enclosed by trellis fencing, high level fencing with gate to the side elevation, disabled access with Indian sandstone step and ramp leading to the entrance, further external lighting.

Rear Garden

Full width Indian sandstone paved terrace leading onto a level area of lawn enclosed by specimen cherry laurel hedgerow, fish pond, variety of specimen shrubs, brick paved path leading to a garden shed extending to one end, high level gated leading to the front elevations.

Services

The ground floor has underfloor heating throughout.

Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1910 sq.ft. (177.5 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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