

**RUSH  
WITT &  
WILSON**



**7 Northlands, Bodiam, Robertsbridge, East Sussex, TN32 5UX.  
£825,000 Guide Price.**

An incredibly spacious and heavily extended four bedroom attached family home enjoying a highly desirable no through lane position of Bodiam Village with private gardens backing onto open fields. Designed and executed to the highest of standards this delightful home offers a meticulous finish throughout whilst providing a well balanced and an open plan living space to suit modern day living requirements. Accommodation comprises a bright reception hallway, 28ft open plan fitted kitchen / dining room with island breakfast bar, rangemaster and Everhot ovens, generous utility room with stable door to the rear, ground floor shower room suite and 23ft main living room with wood burning stove and bi-folding doors to the rear terrace and gardens. To the first floor are four generous principal bedrooms to include a 17ft master bedroom with aspect over the rear gardens and neighbouring fields coupled with a stylish en-suite shower room, guest room with fitted sharps wardrobes, two further spacious doubles bedrooms to include an optional home office. The property enjoys an underfloor heating throughout the ground floor level and high quality solid oak doors throughout. Outside offers a large rear garden with Indian Sandstone paved terrace and seating area, level area of lawn with a well stocked kitchen garden to one end, further composite decked seating area with aspect to fields beyond, specimen apple tree and two workshops / optional office complete with power and lighting. To the front the property is approached via gated entrance providing off road parking and integral garage. The property is located just over a mile from the well renowned Bodiam Castle, Claremont Senior private school, Bodiam Primary, Castle Inn serving food and popular Hub café. High street shopping is available at Hawkhurst just a short drive away and 4.3 miles from Robertsbridge mainline station.



## Front

Shingled driveway and attached garage to front accessed from lane via double timber five-bar gates, front garden enclosed by picket fencing incorporating pedestrian gate and Sandstone paved path to covered Oak entrance porch, external lighting, solid Oak front door with matching sidelight windows, brick-edged lawn hosting a variety of planted rose and flowering shrubs, pedestrian gate to side with lavender edged Sandstone path leading to the rear gardens.

## Entrance hallway

15'7 x 6'4 (4.75m x 1.93m)

Solid Oak front door with twin sidelight windows to front, wood effect tile flooring, straight run carpeted staircase to the first floor with Oak balustrade, window to side aspect, LED downlights, power points, alarm panel, internal glazed door to kitchen / dining room.

## Kitchen / dining room

28'6 x 16'1 (8.69m x 4.90m)

Open plan room from front to rear, LED ceiling downlights with dimmer controls, wood effect tile flooring with underfloor heating, window to front aspect, space for dining table with pendant light over, further UPVC window to kitchen end with aspect to rear gardens, open access to inner hall serving the main living room and ground floor shower room suite, further Oak internal glazed door to utility room. Kitchen hosts a variety of matching base and wall units with grey shaker style doors with pewter furniture beneath Oak block worksurfaces, inset one and half bowl with drainer and tap, cracked glass effect splashback and matching sill, variety of above counter level power points, integrated AEG dishwasher and pull out bin, integrated tower fridge, plinth lighting, corner tower larder with double doors, fitted Rangemaster deluxe double oven with five ring induction hob, matching extractor canopy and light over (Available by separate negotiation) with cracked glass splashback, additional Everhot electric oven (Available by separate

negotiation), further tower units with recess for a freestanding American style fridge / freezer, matching island unit with oak countertop incorporating breakfast bar hosting a variety of soft closing drawers and cupboards below, pop up power point.

## Inner hall

Open access from kitchen / dining room, wood effect tile flooring, internal Oak door to storage cupboard complete with shelving, internet points, light, power and consumer unit, internal Oak door to shower room and further internal Oak glazed door to living room.

## Ground floor shower room

8'2 x 4' (2.49m x 1.22m)

Internal Oak door, wood effect floor tiling, obscure UPVC window to rear aspect, LED ceiling downlights, ceramic wall tiling, heated towel radiator, corner shower enclosure with contemporary shower mixer with rinser attachment, extractor, combination vanity unit comprising push flush WC and inset basin, LED lit mirror.

## Living room

23'1 x 18'8 narrowing to 11'5 to rear (7.04m x 5.69m narrowing to 3.48m to rear)

Internal Oak glazed door from inner hall, engineered Oak flooring with underfloor heating, two UPVC windows to front aspect, exposed brick feature wall, bi-folding doors to the rear terrace and gardens, exposed brick fireplace housing a cast iron wood burning stove over a quarry tile hearth, LED ceiling downlights with dimmer controls, power points and TV point.

## Utility room

13' x 8' (3.96m x 2.44m)

Internal Oak glazed door, wood effect tile flooring with underfloor heating, UPVC window and external stable door to rear terrace and gardens, internal composite fire door to garage, LED ceiling downlights, utility hosts a selection of fitted base and wall units with shaker

style doors and Oak block countertops, inset single stainless bowl with drainer and tap, under counter spaces for both washing machine and tumble dryer, further tower storage units, power points.

## Stairs and landing

Carpeted staircase with Oak balustrade to first floor landing, pendant light over and UPVC window to front aspect, power points, LED ceiling downlights, wall thermostat, radiator and access panel to loft over.

## Bedroom 3

12'3 x 12'2 (3.73m x 3.71m)

Internal Oak door, carpeted flooring, UPVC window to front aspect with radiator below, LED ceiling downlights and fan, power points, TV point.

## Bedroom 1

17'3 x 17' (5.26m x 5.18m)

Internal Oak door, carpeted flooring, LED ceiling downlights, ceiling fan, UPVC window to rear aspect with radiator below, power points with USB ports, internal Oak door to en-suite shower room.

## En-suite shower room

11'2 x 3'9 (3.40m x 1.14m)

Internal Oak flooring, stone effect Karndean flooring, obscure UPVC window to rear aspect, heated towel rail, ceramic wall tiling, push flush WC, wall mounted vanity unit with pull out drawers below, decorative tile splashbacks, LED lit wall mirror over, large shower enclosure with screen door, ceramic wall tiling and contemporary mixer with rinser attachment, extractor fan.

## Family bathroom

10'3 x 8'7 (3.12m x 2.62m)

Internal Oak door, ceramic tile flooring, obscure UPVC window to rear aspect, floor to ceiling ceramic wall tiling, combination vanity unit incorporating push flush WC and inset basin with timber effect countertop, LED lit wall mirror and shaver point, LED ceiling downlights and

extractor fan, heated towel rail, shower bath suite with screen and contemporary shower mixer with digital controls.

## Bedroom 2

15'2 x 11'1 (4.62m x 3.38m)

Internal Oak door, carpeted flooring, two UPVC windows to front aspect with radiator below, LED ceiling downlights and ceiling fan, selection of power points with USB ports, range of fitted Sharps fitted wardrobes and low level storage unit with pull out drawers.

## Bedroom 4 / Home Office

12'3 x 9'3 (3.73m x 2.82m)

Internal Oak door, carpeted flooring, UPVC window to rear aspect with radiator below, range of built in wardrobes and office furniture, power points.

## Rear gardens

Full width Indian Sandstone paved terrace from the rear elevations, low level retaining wall and steps onto open area of lawn with path to one end, decorative plum slate seating area enclosed by low level close board fencing, access to underground oil tank, path from terrace to side with gate to front, external lighting and tap, terrace expands to a paved terrace seating area with bi-folding doors to main reception room, gutter-fed water butts, garden enclosed by high level close board fencing, kitchen garden to one end hosting a variety of raised beds, specimen apple tree providing a shaded seating area under its canopy, potting shed, composite deck seating area to one end backing onto open fields enclosed by post and rail fencing, greenhouse, access to workshops.

## Workshop / Shed

12' x 7'6 (3.66m x 2.29m)

External door, two windows to side, power point, lighting.

## Workshop 2

11'1 x 9'1 (3.38m x 2.77m)

External door, window to side, power supply and lighting, TV point.

## Garage

19'7 x 13'2 (5.97m x 4.01m)

Electrically operated roller door to front, LED downlights, internal Oak door to utility room, manifolds for the underfloor heating, unvented heating cylinder, floor mounted Worcester oil-fired boiler, power points, lighting.

## Services

Oil-fired central heating system.

Private drainage system - septic tank.

Local Authority - Rother District Council - Band D.

## 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  
1480 sq.ft. (137.5 sq.m.) approx.



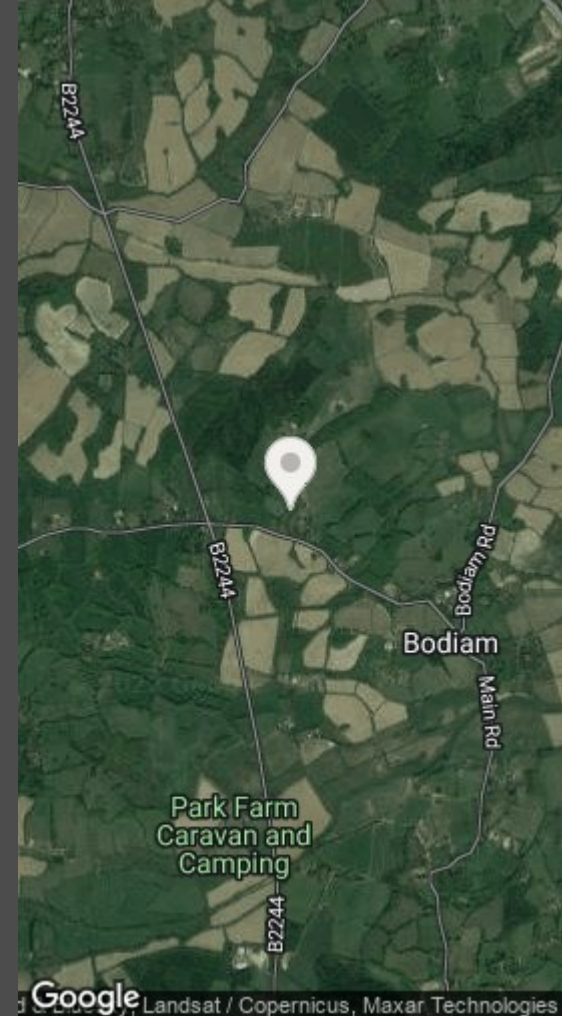
1ST FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.2 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(22 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 <sub>2</sub> emissions		
	68	75			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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