

**RUSH  
WITT &  
WILSON**



**Millstones, Mill Corner, Northiam, East Sussex, TN31 6HU.  
£750,000 Guide Price.**

An exceptionally well presented four bedroom detached chalet style residence occupying a highly sought after country lane position of Northiam Village with far reaching frontal views. Having been extensively renovated and remodelled by the present owner this impressive family home now offers 2222 sqft of spacious and incredibly versatile living accommodation comprising a 19ft living room open to a stylish fitted kitchen / breakfast room, large utility / boot room with WC, ground floor bedroom and stunning shower room suite, dining room or optional work from home office space with adjoining conservatory. To the first floor are three generous principle bedrooms each enjoying elevated rural views towards Northiam Village with en-suite shower facilities to the master bedroom in addition to the main family bathroom suite. Outside enjoys an incredibly private landscaped wrap around garden hosting a variety of seating areas and pergola covered terraces, established flower beds and pump-fed fish pond, selection of sheds and workshop to side with ample off road parking and garage to the front elevations. Northiam Village offers an excellent selection of 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. 'Mill Corner' offers an excellent choice of walking routes to both Northiam Village itself and to the neighbouring Villages Ewhurst Green and Bodiam.



### **Front**

Brick pier entrance and tarmac driveway to front providing ample off road parking and access to integral garage, external lighting, high level gate to side elevations, sleeper retaining wall, flagstone path and steps from driveway leading to entrance and an open area of lawn hosting a selection of landscaped flower beds, specimen Camelia, private paved seating area with low level brick wall and fish pond with waterfall feature, specimen bay tree, steps to aggregate area with a selection of sheds and workshop, log store,

### **Reception hallway**

Part glazed UPVC front door with matching sidelight windows, ceramic tile flooring, LED down lights, turned carpeted staircase to first floor with storage recess below, two radiators, power points, built in coat and boot cupboard via painted doors with shelf over.

### **Bedroom 4**

13'1 x 13' (3.99m x 3.96m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, further high level UPVC window to side, pendant light with dimmer controls, built in wardrobe with hanging rail and shelf over, power points, further selection of fitted wardrobes with mirrored doors.

### **Dining room / Office**

11'9 x 11'7 (3.58m x 3.53m)

Internal door, Oak effect laminate flooring, UPVC window to rear aspect with radiator below, pendant light, alcove with fitted shelving and low level cupboard below, built in cupboard with shelving via door, further internal glazed doors to adjoining conservatory, power points.

### **Conservatory**

12'5 x 9'4 (3.78m x 2.84m)

Internal glazed doors from dining room, ceramic tile flooring, low level wall with UPVC windows to rear and side aspects, French glazed doors with sidelight windows to the front aspect, power points, TV point and wall lighting, radiator.

### **Ground floor shower room**

8'5 x 6' (2.57m x 1.83m)

Internal door, decorative tile flooring, obscure UPVC window to rear aspect, LED down lights, wall hung vanity unit, chrome ladder heated towel rail, part ceramic wall tiling, push flush WC, extractor fan, walk-in shower enclosure with contemporary mixer.

### **Kitchen / breakfast room**

20'3 x 10'8 (6.17m x 3.25m)

Internal door, Oak effect laminate flooring, space for breakfast table with pendant light over, UPVC French doors and window to rear aspect, internal part glazed door to the utility room, open access to main living room, kitchen hosts a variety of matching base units with shaker style doors beneath marble effect laminated worksurfaces with matching upstands, one and half ceramic basin with drainer and tap, above counter level power points, integrated Zanussi dishwasher, fitted Kenwood range style oven with five ring gas burner, glass splashback and stainless steel extractor canopy with light over, matching island unit with grey shaker style doors, marble effect laminated counter top incorporating breakfast bar and space for stools below, pendant light over, twin tower units incorporating 50/50 fridge / freezer and storage unit adjacent.

### **Utility room**

18'6 x 8'8 narrowing to 6'6 (5.64m x 2.64m)

narrowing to 1.98m)

Internal part glazed door, UPVC window to side and rear elevations, part glazed door to rear terrace, LED ceiling down lights, radiator, selection of built in cupboards via four panel doors housing the floor mounted GRANT oil-fired combination boiler, shelving over, internal door to WC, fitted base unit with shaker style doors with marble effect counter top over, inset ceramic basin with drainer and tap, space for washing machine below, power point, wall mounted consumer unit.

### **Cloakroom**

Internal door, push flush WC, obscure glazed window to side, light.

### **Living room**

19'6 x 17' (5.94m x 5.18m)

Internal door from hall and open access from kitchen / breakfast room, Oak laminate flooring, UPVC bay window to front aspect, two radiators, LED down lights with dimmer controls, further series of wall lights, selection of power points, TV point.

### **Stairs and landing**

Carpeted staircase leading to a split landing, Oak effect laminate flooring, UPVC dormer window to the front elevations enjoying far reaching rural views, ceiling down lights, further spacious inner landing with UPVC dormer to the rear elevations.

### **Bedroom 1**

14'5 x 14'1 (4.39m x 4.29m)

Internal door, carpeted flooring UPVC dormer window to front with radiator below, LED down lights, two built in single wardrobes each complete with hanging rails, internal door to ensuite shower room, power points.

### **En-suite shower room**

6'3 x 5'2 (1.91m x 1.57m)

Internal door, white wash wood effect vinyl flooring, UPVC window to rear aspect, vanity unit, heated towel rail, push flush WC, corner shower enclosure with screen door and mixer, LED down lights and extractor fan.

### **Bathroom**

7'8 x 5'2 (2.34m x 1.57m)

Internal door, white wash timber effect vinyl flooring, chrome ladder heated towel rail, push flush WC, UPVC window to rear aspect, wall mounted vanity unit, shower bath suite with rinser attachment, ceramic wall tiling and extractor fan, ceiling down lights.

### **Bedroom 2**

18'8 x 12' (5.69m x 3.66m)

Internal door, carpeted flooring, UPVC dormer window to front aspect with radiator below, further Velux window to rear aspect, LED ceiling down lights, power points, TV point.

### **Bedroom 3**

14'1 x 10'8 (4.29m x 3.25m)

Internal door, carpeted flooring, Velux window to front aspect with radiator below, ceiling down lights, power points.

### **Rear garden**

South-facing landscaped rear garden led from a porcelain tiled paved terrace with pergola and specimen Fig tree, external lighting, laid to lawn privately enclosed by high level panelled fencing, variety of planted rose beds and topiary Buxus hedging, selection of ornamental Acer trees, path leading to side elevations with gate to front, additional pergola covered seating area over hard standing, planted dwarf conifers, oil-tank with trellised fencing, further path to rear elevations leading to side lawns and front, external tap.

### **Garage**

Painted timber doors to front, power and light, tap.

### **Services**

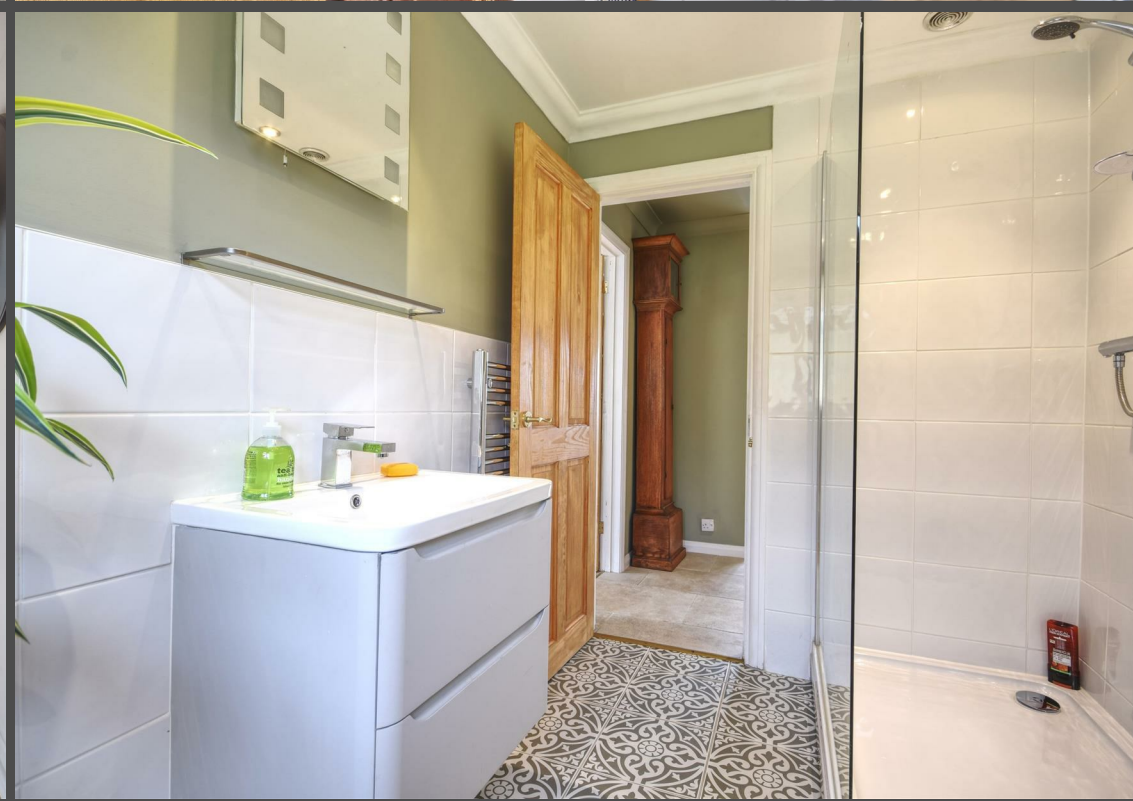
Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

### **Agents note**

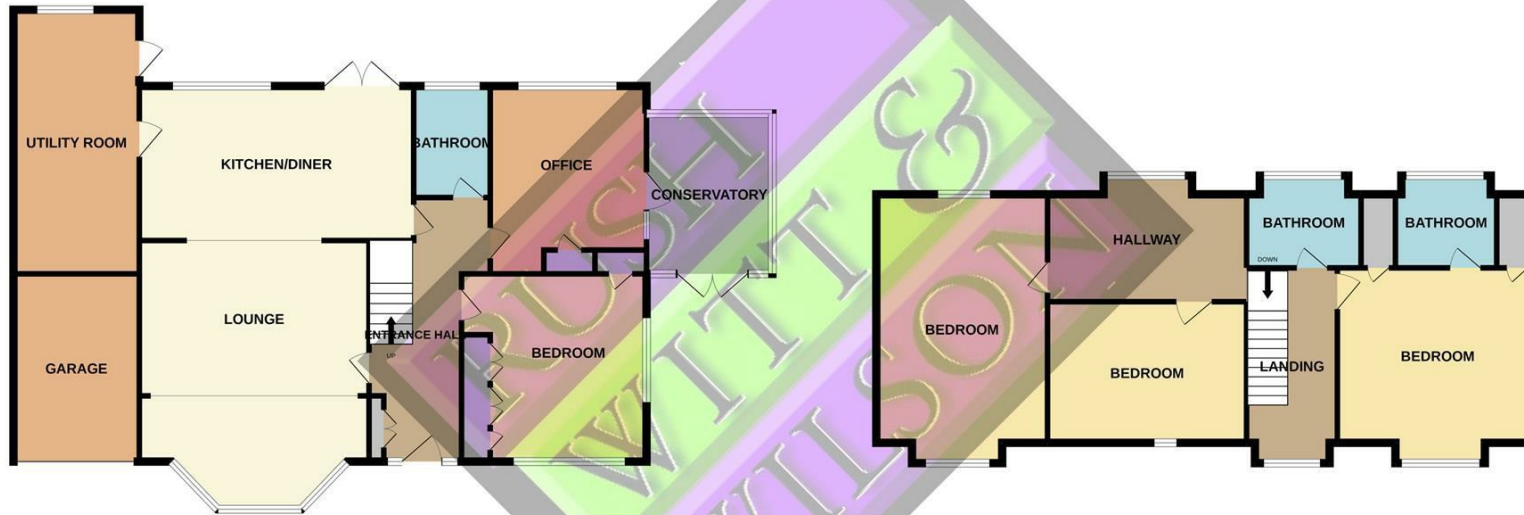
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR  
1356 sq.ft. (126.0 sq.m.) approx.

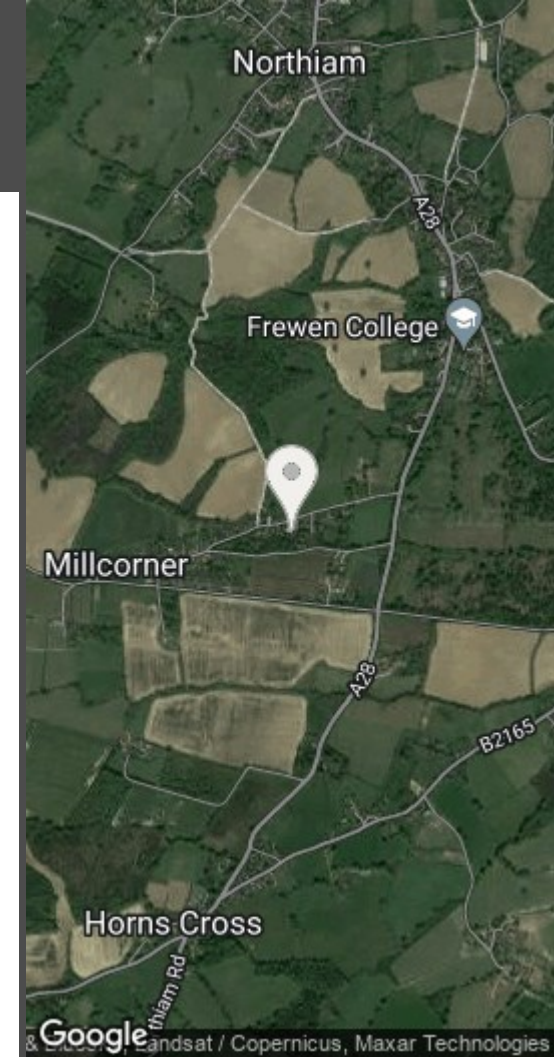
1ST FLOOR  
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 2222 sq.ft. (206.4 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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	56

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