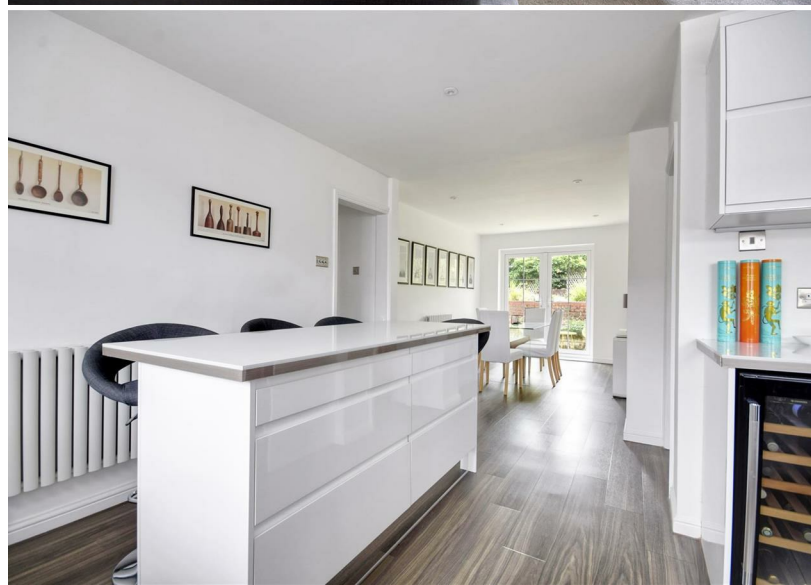


**RUSH
WITT &
WILSON**



**5 Wilderness Gardens, Northiam, East Sussex, TN31 6GB.
£695,000 Freehold**

An exceptionally well presented four bedroom detached family home located within a quiet and highly desirable position of Northiam Village providing convenient access to the local amenities and just a short walk to the well renowned Great Dixter House & Gardens. This delightful home provides both a well balanced and incredibly bright living space arranged over two floors comprising a 16ft living room with French doors to the rear and inset wood burning stove, stunning 27ft contemporary kitchen / dining room with separate utility room, ground floor office / study and WC. To the first floor are four principal double bedrooms each fitted wardrobes to include a generous master bedroom complimented by an -suite suite shower room and main bathroom suite. Outside enjoys a beautifully landscaped rear garden enjoying a variety of private seating areas, further full width paved terrace and kitchen garden to one end. To the front offers ample off road parking and detached double garage. Northiam Village 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.



Front

Aggregate driveway to front elevations leading to a detached double garage, paved steps from driveway leading to a raised front terrace and main entrance, area of lawn flanked by lavender edged borders, dwarf brick wall with planted topiary Buxus hedging, climbing Wisteria to garage, paved access to side elevations with high level gate to rear, external lighting, further high level gate to eastern elevations with access to rear, covered entrance.

Entrance hall

Part-glazed front door, wood effect Amtico flooring, radiator, painted staircase with carpeted runner, storage cupboard below,

WC

Internal door, obscure window to front aspect, wood effect Amtico flooring, sensor light, push flush WC, radiator, wall hung vanity unit, tiled splashback.

Office / Study

10'3 x 9'8 max (3.12m x 2.95m max)

Internal door, carpeted flooring, window to front aspect with radiator below, ceiling downlights, power point, phone point.

Living room

16'6 x 15'2 (5.03m x 4.62m)

Internal double doors, carpeted flooring, window to rear aspect with radiator below, French doors to rear, ceiling downlights with dimmer controls, stone fireplace housing an inset cast iron wood burning stove over a stone heath, power points, TV point.

Kitchen / dining room

27'5 x 15' (8.36m x 4.57m)

Open access from hall, wood effect Amtico flooring, two windows to front aspect, French doors to rear from dining area, open access to utility room, ceiling downlights, space for dining table and chairs, radiator, kitchen hosts a variety of matching base and wall units with contemporary high gloss doors beneath laminated counter tops, matching island unit incorporating breakfast bar with storage cupboards below, further radiator, integrated tower fridge, inset composite basin with drainer and instant boiling hot water tap, integrated dishwasher, variety of above counter level power points, integrated twin below counter level ovens, five ring AEG induction hob with extractor over, coloured glass splashback, space for wine cooler fridge.

Utility room

8'6 x 6'2 (2.59m x 1.88m)

Open access from kitchen, wood effect Amtico flooring, part-glazed external door and window to rear aspect, access panel to loft, ceiling downlights, wall mounted Glow-worm gas boiler, fitted base and wall units with white high gloss doors beneath laminated counter tops, under counter spaces for washing machine and tumble dryer, radiator, inset stainless bowl, glass splashback.

Stairs and landing

Painted staircase with carpeted runner to first floor accommodation, radiator, access panel to loft, ceiling downlights with dimmer controls, power point.

Bedroom 1

13'6 x 11'7 (4.11m x 3.53m)

Internal door, carpeted flooring, window to rear aspect with radiator below, light, full length, stand alone wardrobes via shaker style doors complete with hanging rails and pull out drawers, internal door to en-suite.

En-suite

7'2 x 5'2 (2.18m x 1.57m)

Internal door, slate effect Amtico flooring, obscure window to side, towel radiator, combination vanity unit with push flush WC and inset basin, large walk-in shower enclosure with shower screen, ceramic wall tiling with shower mixer, extractor fan.

Bedroom 3

13'3 x 7'7 (4.04m x 2.31m)

Internal door, carpeted flooring, window to front aspect with radiator below enjoying far reaching views, light, power point, built in double cupboard with hanging rail and shelf over.

Bathroom

9'7 x 5'2 (2.92m x 1.57m)

Internal door, slate effect Amtico flooring, obscure window to front aspect, panelled shower bath suite with contemporary mixer, vanity unit with cupboards below, ceiling downlights, airing cupboard with slatted shelving housing the hot water tank.

Bedroom 2

11'7 x 11'4 (3.53m x 3.45m)

Internal door, carpeted flooring, window to rear aspect with radiator below, built in double wardrobe, light, power points.

Bedroom 4

8'3 x 8' (2.51m x 2.44m)

Internal door, carpeted flooring, window to front aspect with radiator below enjoying far reaching views, light, power point, built in cupboard with hanging rail and shelf over.

Garden

Full width paved terrace from the rear elevations, part-glazed external door to utility room, shingled path to eastern elevations with gate to front, external power point, trellised fence incorporating high level gate to storage area for bins, paved path with level gate to front, planted perennial flower beds, paved steps leading to a raised landscaped garden, predominantly laid to lawn sectioned by central shingled pathway with water feature, garden fully enclosed by high level trellised fencing, seating area below Gazebo, shingled path leading to kitchen garden to one end partitioned by high level trellised fencing hosting a variety of raised sleeper beds, further seating and potting / storage area via trellised gate, power point and garden lighting.

Double garage

17'5 x 17'5 (5.31m x 5.31m)

Two manual up and over doors to front, power points, lighting, external Ohme Ev Home Charger.

Services

Mains gas central heating system.

Mains drainage.

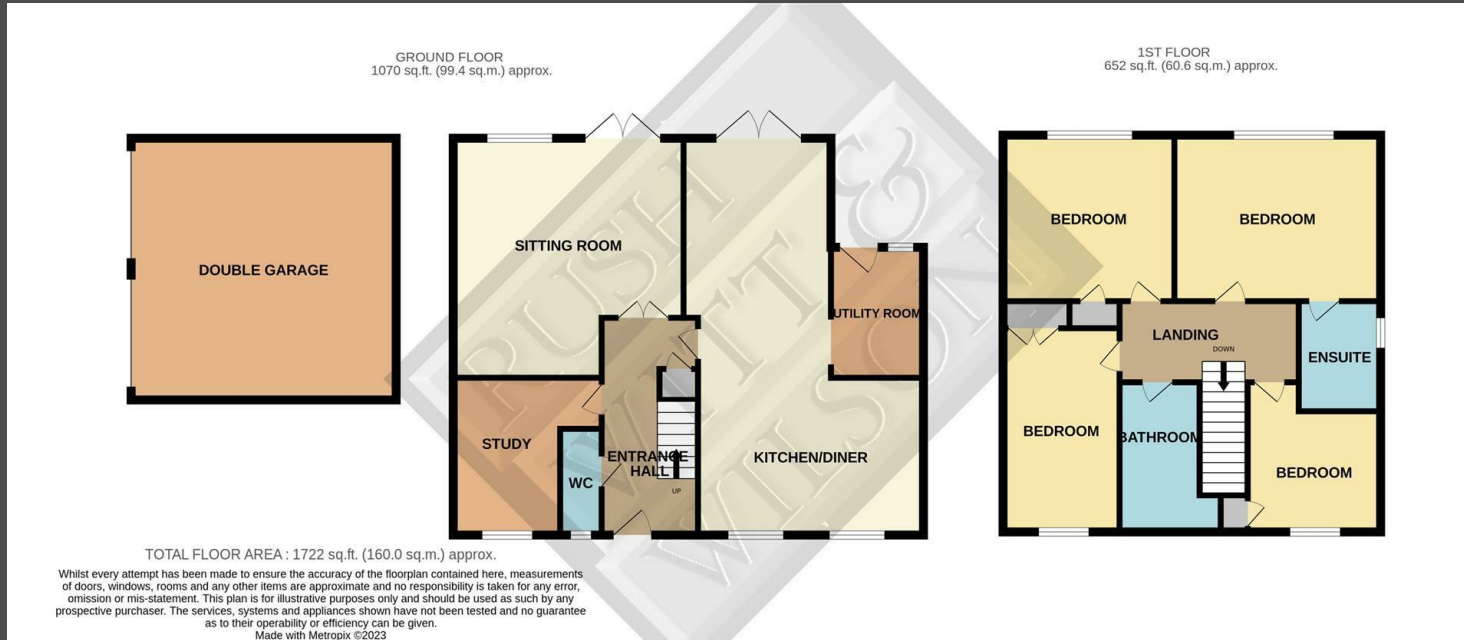
Local Authority - Rother District Council. Band F.

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.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		79	
	67		
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		



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