

**RUSH  
WITT &  
WILSON**



**Mill Lodge, New Road, Northiam, East Sussex, TN31 6HS.  
£600,000 Guide Price Freehold**

**A spacious three bedroom detached 1920's double fronted residence set within 0.25 acre of established gardens enjoying an idyllic rural position of Northiam Village with far reaching southerly views over the neighbouring Sherbourne Valley. Accommodation comprises a bright entrance hall with Oak flooring, 16' double aspect main living room with wood burning stove, further 16' dining room, kitchen / breakfast room with access to an adjoining utility room, optional ground floor bedroom or office space and shower room. To the first floor enjoys two incredibly generous double aspect bedrooms each enjoying elevated rural views to the front and main family bathroom suite. Externally the property enjoys well stocked front and rear gardens with a part-paved terrace leading to a private area of lawn to the rear enclosed by established hedgerow, a variety of planted borders, specimen fruit trees, greenhouse and shed. To the front, the property is approached from the lane via a timber five-bar gated entrance providing ample off road parking and useful single garage. The area provides access to a choice of excellent walking routes both to the Village itself, well renowned Great Dixter House and the neighbouring Village of Ewhurst Green. Northiam Village provides a choice of convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street shopping is available at both Tenterden and Rye only a short distance away.**



### **Front**

Driveway to front accessed from lane via timber five-bar gate providing parking for approximately 3/4 vehicles, further attached single garage, driveway extends to a front garden enjoying a southerly aspect privately enclosed by part specimen hedgerow, close board fencing and flowering shrubs, area of lawn hosting a variety of well stocked planted borders, access to each side elevations leading to rear, PIR lighting, steps from driveway leading to a covered entrance with quarry tile flooring, wrought iron handrail and external lighting.

### **Entrance hall**

Original part glazed front door with matching sidelight windows, Oak flooring with inset coir mat, carpeted staircase to first floor landing with cupboard below, radiator, pendant lights,

### **Living room**

16'1 x 12' (4.90m x 3.66m)

Internal four panel pine door, Oak flooring, double aspect room with UPVC bay window to front aspect with radiator below, further UPVC window to side, open fire with quarry tile hearth, exposed brickwork to chimney breast, series of wall lighting, picture rail, selection of power points, TV point.

### **Dining room**

16'1 x 12' (4.90m x 3.66m)

Internal four panel pine door, Oak flooring, double aspect room with UPVC bay window to front aspect with radiator below, space for dining table with pendant light over, four panel pine door and open partition to kitchen / dining room to rear, selection of power points.

### **Stairs and landing**

Carpeted staircase and landing, pendant light, dormer window to front elevations with open rural aspect over the Sherbourne valley and beyond, eaves storage cupboard.

### **Kitchen / breakfast room**

12' x 10'5 (3.66m x 3.18m)

Dual access from hall and dining room, tile flooring, timber window to rear aspect, part glazed door to utility room, kitchen hosts a selection of fitted base and wall units with matching shaker style doors beneath stone effect laminated work surfaces, inset one and half stainless bowl with drainer and tap, tile splash backs and selection of above counter level power points, inset BOSCH oven with four ring gas hob over, extractor canopy and light over, larder cupboard with shelving, light and plumbing for washing machine or dishwasher, space for breakfast table, ceiling strip light, radiator.

### **Utility room**

10' x 9'3 (3.05m x 2.82m)

Part glazed door from kitchen, external glazed door with sidelight window to rear garden, plumbing for washing machine, ceiling light, internal door to rear of garage, radiator, Butler sink with taps, wall mounted Worcester BOSCH gas boiler.

### **Ground floor shower room**

7' x 5'1 (2.13m x 1.55m)

Internal four panel pine door, tile flooring, obscure UPVC glazed window to rear aspect, corner shower enclosure via screen doors, wall mounted Aqualisa shower, ceramic wall tiling, pedestal wash basin, push flush WC, wall mounted mirror and shaver point, ceiling down light, chrome heated towel rail.

### **Bedroom 3**

10'6 x 9'6 (3.20m x 2.90m)

Internal pine for panel door, Oak flooring, UPVC window to side aspect to side with radiator below, pendant light, power points.

### **Bedroom 1**

15'5 x 12' (4.70m x 3.66m)

Internal four panel door, carpeted flooring, UPVC window to side, further UPVC dormer window to front aspect enjoying far reaching rural views, radiator, eaves storage cupboard, vanity area, power points.

### **Family bathroom**

5'8 x 5'3 (1.73m x 1.60m)

Internal four panel door, ceramic tile flooring, obscure UPVC window to rear aspect, eaves storage cupboard, push flush WC, heated towel rail, wall mounted wash basin with taps, panelled bath suite with rinser attachment, ceiling down lights.

### **Bedroom 2**

15'6 x 10'8 (4.72m x 3.25m)

Internal four panel door, carpeted flooring, UPVC window to side, further UPVC dormer window to front aspect enjoying far reaching rural views, radiator, eaves storage cupboard, cupboard via painted door, vanity area, power points.

### **Rear garden**

Full width part shingle and paved terrace from rear elevations with specimen Hydrangea borders, paved stepping flagstones leading to an area of lawn privately enclosed by specimen laurel hedgerow with a variety of specimen fruit trees, seating area to far end , greenhouse and shed, gated access to each side elevations leading to front, external glazed door to utility room, external light.

### **Garage**

16'7 x 9'8 (5.05m x 2.95m)

Manual up and over to front, timber window to side, internal door to utility room, power points and lighting.

### **Services**

Mains gas 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  
APPROX. FLOOR  
AREA 1048 SQ.FT.  
(97.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**