

**RUSH  
WITT &  
WILSON**



**The Millings, Mill Corner, Northiam, East Sussex, TN31 6HT.  
£765,000 Freehold**

**A beautifully presented four bedroom detached property set within the highly sought after Hamlet of Mill Corner Northiam offering a peaceful lane location and enjoying far reaching dual aspect country views. Accommodation comprises a spacious entrance hallway, a ground floor double bedroom and shower room, a 24' living room with fitted gas effect wood burning stove and French doors to rear terrace, spacious kitchen / breakfast room and separate dining room or study leading to a large dual access conservatory over looking the rear gardens. On the first floor are three bedrooms including a master bedroom with en-suite shower room and fitted cupboards enjoying rural views to front and rear and a main family bathroom. Outside offers a generous gated frontage providing ample off road parking and detached double garage, to the rear a private and spacious south facing garden with large Indian Sandstone terrace, pergola covered pathway leading to further seating area and summer house to one end. Northiam Village benefits from a choice of excellent walking routes, 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

Large shingled driveway access from the lane via a five bar gated entrance and post and rail fencing, area of lawn with planted shrub borders, driveway extends to a detached double garage with storage area for bins to side, front enclosed by feather edged fencing, external tap and lighting, brick path from drive leading to a covered entrance, high level gate to side with path to rear garden.

## Double garage

17' x 17' (5.18m x 5.18m)

Electrically operated door to front, window to side aspect, power points and lighting, internal steps leading to a boarded eaves over, consumer unit.

## Reception hall

Hardwood front door with obscure viewing pane, oak flooring, two windows to front aspect, radiator, turned carpeted staircase with painted balustrade leading to first floor landing and cupboard below, fitted bookcases, ceiling light, storage cupboard via door with shelf and hanging rail, heating thermostat.

## Shower room

Internal door, ceramic tile flooring, window to front aspect, push flush WC, shower enclosure via bi-folding door and mixer, corner hand basin with tile splashback and mirror, chrome heated towel radiator, ceiling light and extractor fan.

## Bedroom 3 / Office

11'5 x 10' (3.48m x 3.05m)

Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, light, power and TV point.

## Kitchen / breakfast room

17'2 x 13'6 (5.23m x 4.11m)

Internal oak door, stone effect tile flooring, two UPVC windows to rear aspect, internal glazed door to adjoining conservatory, external door to side elevations, ceiling downlights, space for dining table and chairs, radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath wood effect laminated counter tops and matching upstands, inset one and half stainless bowl with drainer and tap, integrated NEFF dishwasher and BEKO washer dryer, inset four ring induction hob with coloured glass splashback and stainless steel extractor canopy over, fitted half height AEG oven and grill, dresser

unit with display cabinets, tower pull out larder, space for freestanding fridge / freezer, power, TV and phone points.

## Conservatory

16'5 x 12' (5.00m x 3.66m)

Internal glazed door from kitchen / breakfast room, internal bi-folding doors to snug / dining room, pitched glazed roof with fitted blinds and a variety of high level opener windows, French doors to both rear and side elevations, space for table and chairs, wall lighting, power points.

## Snug / Dining room

11'3 x 11' (3.43m x 3.35m)

Internal oak door, carpeted flooring, internal bi-folding glazed doors to adjoining conservatory, fitted cupboards with shelving, radiator, power points, lighting.

## Living room

24' x 14' (7.32m x 4.27m)

Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, external French doors to the rear aspect, two radiators, stone fireplace housing a cast iron gas effect stove over a polished stone hearth, series of wall lighting, power points.

## Stairs and landing

Turned carpeted staircase with Velux window over to front aspect, access panel to loft, light, power point.

## Bedroom 1

18'7 x 12' (5.66m x 3.66m)

Internal oak door, carpeted flooring, dormer windows to each front and rear aspects with radiators below, far reaching views to rear, fitted wardrobe via double doors complete with hanging rails and shelving, internal door to en-suite shower room, light, power point, TV point.

## En-suite shower room

6'5 x 5'6 (1.96m x 1.68m)

Internal door, ceramic tile flooring, Velux window to rear with fitted blind, push flush WC, vanity unit with tile splashback, radiator, shower enclosure with aqualisa digital shower controls, light and extractor fan.

## Bathroom

10' x 5'5 (3.05m x 1.65m)

Internal oak door, ceramic tile flooring, Velux window to rear

aspect with fitted blind enjoying far reaching views, pedestal wash basin, push flush WC, radiator, panelled shower bath suite with screen and mixer, ceramic wall tiling, cupboard housing the gas boiler via painted door.

## Bedroom 4

9'3 x 7'9 (2.82m x 2.36m)

Internal oak door, carpeted flooring, dormer window to front aspect with radiator below, light, power point.

## Bedroom 2

18'7 x 13'3 (5.66m x 4.04m)

Internal oak door, carpeted flooring, dormer windows to each front and rear aspects with radiators below, far reaching views to rear, fitted wardrobe via double doors complete with hanging rails and shelving, light, power point.

## Gardens

Privately enclosed south-facing rear garden led by a full width Indian sandstone terrace providing a choice of pleasant seating or entertaining areas, path to side with external door to kitchen, external lighting, high level gate to front, external tap and lighting, level area of lawn enclosed by part fencing and established beech hedgerow, variety of well stocked planted shrub borders, brick path with pergola leading to garden studio / summerhouse to one end with power and lighting (10'4 x 10'), beech hedgerow with access to compost area and garden shed.

## Services

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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1189 SQ.FT.  
(110.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 714 SQ.FT.  
(66.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1903 SQ.FT. (176.8 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  
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