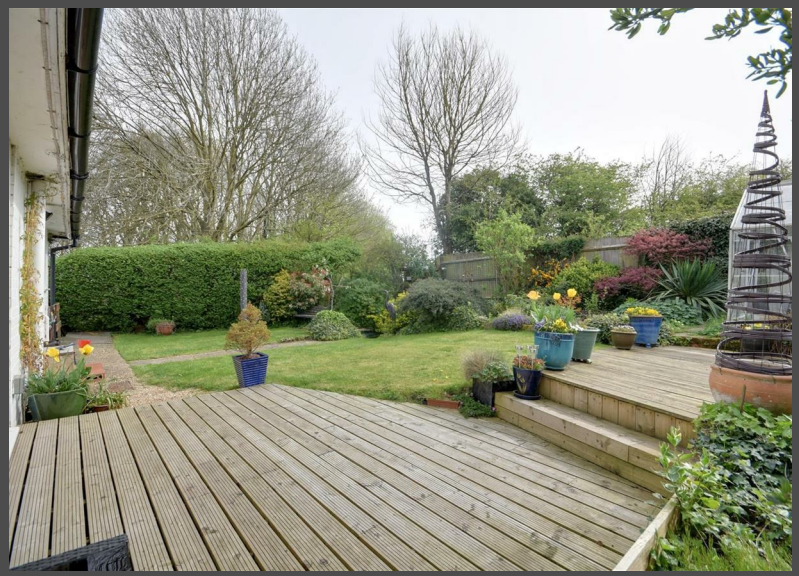
The Douglas, Station Road, Northiam, East Sussex, TN31 6QT.
Offers In Excess Of £410,000 Freehold

CHAIN FREE - A spacious and well presented three bedroom detached chalet style bungalow located on the edge of Northiam Village enjoying stunning rural views across the Rother Valley and the iconic K&ESR railway. This delightful home enjoys a bright and well balanced living space, comprising a large reception hallway, ground floor double bedroom, WC, contemporary kitchen / breakfast room with range style oven and generous open plan living / dining room with sliding doors to the rear. To the first floor are two large bedrooms each enjoying beautiful elevated frontal views over open countryside and well appointed main shower room suite. Externally the property enjoys a private and well tended rear garden which is laid to lawn with planted borders, fish pond, kitchen garden to side and deck seating area with greenhouse. To the front provides off road parking and attached garage. Located on the Kent / Sussex border, the property offers immediate access to riverbank walks to Bodiam Castle, KESR steam railway, popular Scandinavian boat house restaurant / Cafe and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away. Northiam village itself which benefits from two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store.



Flagstone steps leading to:

Covered Entrance
External light, part glazed upvc glazed front door with matching obscure glazed side light windows through to:

Reception Hallway
16'6 x 9'3 (5.03m x 2.82m)
Oak effect laminate flooring, stairs rising to the first floor, recessed LED downlights, double radiator, heated thermostat, understairs storage cupboard, doors off to the following:

Cloakroom/WC
Obscure upvc window to the rear, slate tiled flooring, pendant light, half height ceramic wall tiling, push flush wc, vanity unit.

Bedroom Three
12'4 x 9'9 (3.76m x 2.97m)
Upvc window to the front elevation enjoying beautiful far reaching views into the Rother Valley, wood effect laminate flooring, radiator, pendant light with ceiling rose, TV point.

Kitchen/Breakfast Room
11'3 x 10'9 (3.43m x 3.28m)
Upvc window and full height external glazed door to the rear, wood effect ceramic floor tiling, recessed downlights, space for freestanding fridge/freezer, matching base and wall units with painted shaker style doors, stainless steel furniture, oak block countertops, one and a half composite bowl with drainer and tap, ceramic tiled splashbacks, fitted leisure cuisine master range style oven with five ring induction, tiled splashbacks, stainless steel extractor canopy and light above, recess for slimline dishwasher, double radiator, display cabinets.

L-Shaped Living/Dining Room
16' narrowing to 10'6 x 24' (4.88m narrowing to 3.20m x 7.32m)
Upvc window to the front, double radiator, space for dining table and chairs with pendant lighting above, continuation of the oak laminate flooring, UPVC sliding doors leading onto a decked terrace with views onto the garden, further double radiator, TV points.

First Floor

Landing
Window to the front with beautiful elevated frontal views, access panel to loft, two built in cupboards one housing the hot water tank, doors off to the following:

Master Bedroom
13'6 x 10'8 (4.11m x 3.25m)
Dormer window to the front with panoramic views to the front, sliding doors with full height views across the Rother Valley, grey wood effect LVT flooring, radiator, pendant lighting.

Shower Suite
7'7 x 5'8 (2.31m x 1.73m)
Upvc window to the front with beautiful open views, style effect vinyl flooring, push flush wc, large walk in shower enclosure with shower screen, ceramic wall tiling, concealed mixer with rinser, vanity unit with inset basin and cupboards below, chrome heated towel radiator, pendant light.

Bedroom Two
13'6 x 10'7 (4.11m x 3.23m)
Dormer window to the front aspect enjoying elevated panoramic views to the Rother Valley overlooking the railway station, carpet as laid, contemporary anthracite column radiator, pendant light.

Outside

Rear Garden
Privately enclosed enjoying an east facing orientation, predominately laid to lawn enclosed by a combination of feather edged and panelled fencing, mature hedgerow to the eastern boundary, variety of shrub boarders, fish pond with pump fed waterfall, decked terrace from the rear elevations with steps leading onto a second tier, this provides a private seating area overlooking the gardens, greenhouse, external lighting power points, steps leading to the garage, paved path extending to:

Side Garden
Oil tank and external PI lighting, low level gates leading to the parking, kitchen garden, raised beds, panelled fencing high level gate leading to the front.

Front Garden
Off road parking over hardstanding, further parking for two vehicles, enclosed be mature hedgerow, high level fencing incorporating gate leading to the side, beautiful frontal views to the Rother Valley and the Kent and East Sussex Railway Station, driveway extends to garage, laid to lawn enclosed by mature hedgerow, specimen acre tree, further high level fence incorporating gate to the side, planted shrubs and high rangers.

Attached Single Garage
21'7 x 8'9 (6.58m x 2.67m)
Manual up and over door, ceiling strip lights, plumbing for appliances, oil fired boiler, consumer unit.

Services
Oil fired central heating system, private drainage system, septic tank.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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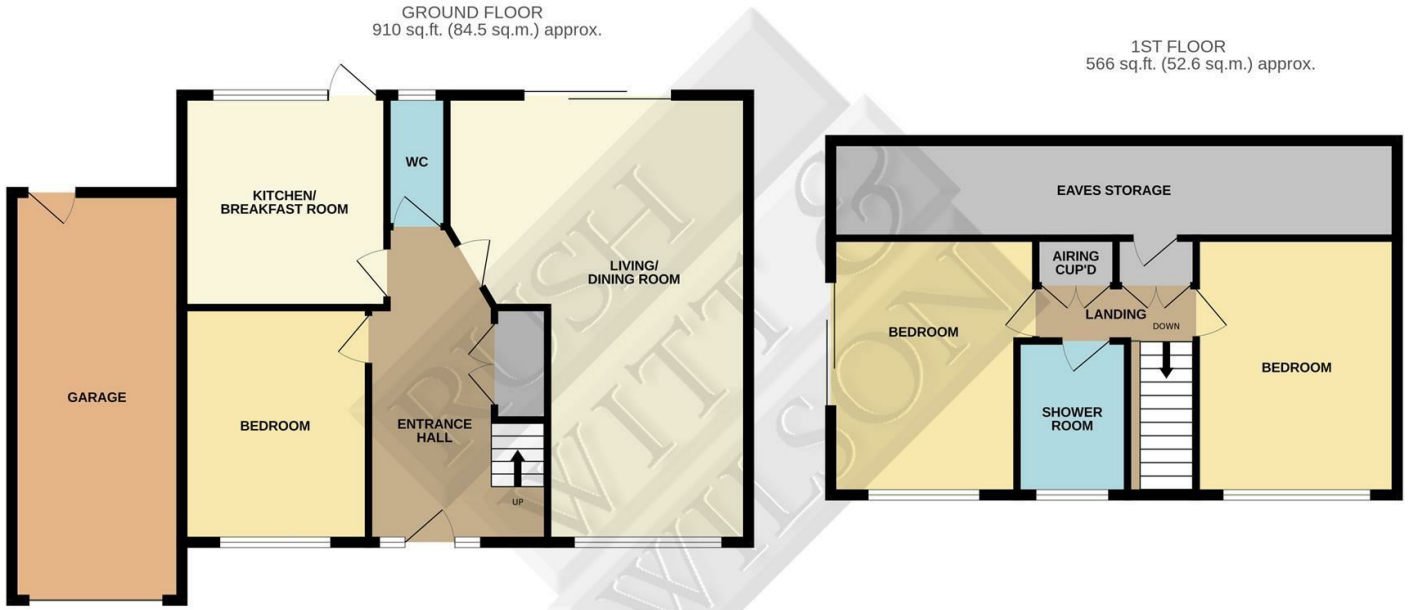

TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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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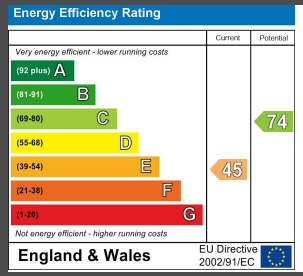

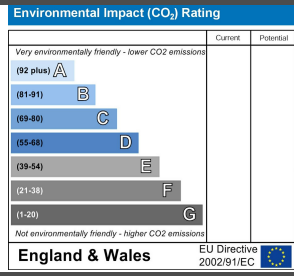

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