

**RUSH  
WITT &  
WILSON**



**Rosebelle, Ewhurst Lane, Northiam, East Sussex, TN31 6PD.  
£1,175,000 Freehold**

**A stunning 3545 sq ft five bedroom detached contemporary residence complete with detached self-contained annexe, occupying an idyllic country lane position of Northiam Village set within private grounds to 0.58 acre (TBV). Constructed in 2018, this exemplary family home offers an incredibly spacious and adaptable living space arranged over three floors comprising a well-lit reception hallway flanked by two generous reception rooms and ground floor wc, steps then lead down to a substantial open plan living/dining/ fitted kitchen breakfast room to the lower ground floor with three sets of bi-folding doors opening to a full width pergola covered terrace with open rural vista, separate utility room and walk-in larder. A full underfloor heating system is enjoyed to both levels. An open tread oak staircase leads to a generous master bedroom suite with vaulted ceiling, double height windows to the rear, walk-in dressing room, fitted cupboards and stylish on suite shower room. Second floor accommodation enjoys four further bedrooms, two complimented with contemporary shower room suites and stunning main bathroom with freestanding slipper bath. The detached annexe offers an open plan kitchen/breakfast/living room with doors leading to a raised deck seating area, double bedroom and shower room suite. Externally the property is accessed via an electrically operated gated entrance, a resin bound driveway with EV charging point provides an extensive off road parking space with open access to the annexe and private gardens enjoying a open rural vista. The immediate area offers an abundance of excellent walking routes into Northiam Village itself which 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. Chain free.**



## Covered Entrance

Full height glazed anthracite front door with matching side light windows leading into:

## Generous Reception Hallway

21'3 x 11'2 (6.48m x 3.40m)

Porcelain tiled flooring with underfloor heating, inset coir mat, recessed downlights, oak open tread staircase with glass balustrade leading to a split-level landing. Porcelain steps leading down to:

## Larder Space

6'8 x 5'6 (2.03m x 1.68m)

Porcelain flooring, fitted shelving, recessed downlights, door leading into:

## Utility Room

12' x 5'6 (3.66m x 1.68m)

Porcelain tiled floor, full height external glazed aluminium door to side, recessed downlights, extractor, door to cupboard housing the main consumer unit, base units with oak block countertops, under counter space for dishwasher and washing machine, inset single stainless bowl with drainer and tap, further cupboard housing Mega Flow system, underfloor heating manifolds.

## Sitting Room

20' x 18'5 (6.10m x 5.61m)

Porcelain tiled floor with underfloor heating, anthracite window to the front aspect, recessed downlights, heating thermostat.

## Reception Two/Office

20'1 x 17'6 (6.12m x 5.33m)

Anthracite window to front, recessed downlights, underfloor heating.

## Downstairs Cloakroom

Porcelain floor tiling, half height ceramic wall tiling, extractor, downlights, push flush wc, wash hand basin with cupboards below.

## Lower Ground Floor Level

## Open Plan Kitchen/Dining/Living Space

48'2 x 21'3 max narrowing to 15'8 (14.68m x 6.48m max narrowing to 4.78m)

Porcelain tiling with underfloor heating throughout, recessed downlights, three sets of aluminium bi-folding doors leading onto the rear terrace, understairs storage cupboard via a low level oak door with space for the media outputs, space for dining table and chairs. To the kitchen end there is a contemporary fitted kitchen hosting a range of fitted base and wall units with integrated twin ovens, grill and microwave oven, integrated wine cooler, matching island units incorporating pull out drawers, quartz countertops, breakfast bar with drawers below, access to:

## Split Level

## Landing

Open tread staircase leading to the second floor.

## Master Suite

22' max x 14'0 (6.71m max x 4.27m)

Impressive master bedroom, partition headboard wall, passageway extending to the dressing room and en-suite, recessed downlights, aluminium windows to the rear elevations enjoying beautiful views over the gardens and over neighbouring countryside, electric heater, dimmer wall lighting controls.

## Dressing Room

16'4 x 6'9 (4.98m x 2.06m)

Velux window to the rear, electric radiator, further built-in cupboard.

## En-Suite

11' x 6'1 (3.35m x 1.85m)

Velux window to the rear, floor to ceiling stone effect ceramic wall tiling, ceramic floor tiling, large double walk-in shower enclosure with concealed mixer, rinser attachment, large rainfall head and shower niche, twin ceramic basin with drawers, back to wall push flush wc, full length fitted mirror, vaulted ceiling with downlights and extractor.

## Second Floor

## Landing

Access panel to loft, recessed downlights.

## Bathroom

8'4 x 7'9 (2.54m x 2.36m)

Wood effect ceramic tiled flooring, vaulted ceiling with recessed downlights, extractor, velux window to the rear, chrome heated towel radiator, porcelain wall tiling, push flush wc, twin wall hung vanity with pull out drawers below, free standing slipper bath suite with free standing tap.

## Bedroom Two

18'6 x 13'2 (5.64m x 4.01m)

Aluminium window to the front, electric radiator below, built-in double wardrobe with hanging rail and shelving via double oak doors, door to:

## En-Suite

9'6 x 5'7 (2.90m x 1.70m)

Polished floor tiling, aluminium window to side, ceramic wall tiling, half height push flush wc, wall hung vanity unit with pull out drawers, wall mounted mirror, chrome heated towel radiator, double walk-in shower enclosure with stone effect wall tiling, concealed shower mixer with rainfall head, shower niche.

## Bedroom Five

9' x 7'5 (2.74m x 2.26m)

Velux window to rear, vaulted ceiling with downlights, electric panelled radiator.

## Bedroom Three

17'7 x 12'9 (5.36m x 3.89m)

Aluminium window to front, radiator, recessed downlights, vaulted ceiling, built-in double wardrobes, door to:

## En-Suite

6'7 x 5'7 (2.01m x 1.70m)

Polished floor tiling, aluminium window to side, half heigh ceramic wall tiling, push flush wc, wall hung vanity unit, chrome heated towel radiator, double walk-in shower enclosure, ceramic wall tiling, shower niche, concealed mixer, large rainfall head.

## Bedroom Four

11' x 11'0 (3.35m x 3.35m)

Window to front, vaulted ceiling, recessed downlights, electric radiator.

## Outside

## Front of Property

Accessed via double high level electronically operated timber gates to the front which leads to an extensive resin bound driveway providing extensive off road parking, EV charge point, laid to lawn with sleeper retaining wall, garden is enclosed by high level close board fencing, specimen trees, resin bound path to front.

## Rear Garden

Full width porcelain paved terrace to the rear of the property, full width aluminium pergola which provides a fantastic seating area and enjoying an elevated position over the garden and rural outlook over woodland and neighbouring fields, external lighting with the garden being mainly mainly laid to lawn and enclosed by a combination of high level close board fencing, chestnut post and rail fencing with additional stock proofing, enclosed hen run, private drainage system, from the terrace there is three sets of bi-folding doors leading to the open plan kitchen/living/dining space, external tap, access to the air source heat pump to the side elevations.

## Annexe

## Inner hallway

Wood effect floor tiling, electric radiator.

## Shower Room

6' x 5'9 (1.83m x 1.75m)

Porcelain floor tiling, obscured window to front elevations, back to wall push flush wc, wall hung vanity with basin and drawer below, corner shower cubicle with bi-folding door and power shower, extractor, downlights.

## Bedroom

11' x 7'5 (3.35m x 2.26m)

Ceramic tiled flooring, electric heater, window to front, downlights.

## Kitchen/Living/Dining Space

17' x 16'6 (5.18m x 5.03m)

Porcelain tiled flooring, bi-folding doors leading onto a composite decked terrace enjoying beautiful views over the garden and open fields, recessed downlights, two electric radiators, storage cupboard, corner kitchen with contemporary style doors, oak block countertops, ceramic wall tiling, four ring electric Bosch hob, undermounted oven, space for free standing fridge/freezer, inset stainless steel basin.

## Services

Private drainage system and an air source heat pump system.

## Agents Note

Council Tax Band - G

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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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	82	87	England & Wales	EU Directive 2002/91/EC

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