

**RUSH
WITT &
WILSON**



**Valencia, Station Road, Northiam, East Sussex, TN31 6QL.
£750,000 Guide Price**

CHAIN FREE - An impressive six bedroom detached chalet style family residence located within the highly sought after Village of Northiam providing incredibly versatile living accommodation to almost 3000 square feet. 'Valencia' offers stylish and predominantly open plan living to the ground floor comprising a 32' living / dining space with beautiful Oak flooring, fireplace with wood burning stove and French doors to the rear garden, a stylish shaker style kitchen / breakfast room with integrated appliances leads to a boot room with utility further laundry and WC, Gym or office. A particular feature is a generous 19' ground floor bedroom with double bay window, stunning wet room and further reception room is considered to appeal to those seeking dual occupancy requirements. To the first floor are five principle bedrooms to include a 23' double aspect master bedroom with Juliette balcony, 13' dressing room and en-suite shower room facilities in addition to the main family bathroom suite. Outside the property benefits from a full width paved seating terrace with steps to an open area of lawn enclosed by recently installed close board fencing, a covered timber deck and barbecue area provides an ideal entertaining space for friends and the family. To the front offers ample off road parking over an extensive shingled driveway. The property is located within walking distance to the popular Village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Front

Extensive shingled driveway to front elevations providing ample off road parking enclose by low-level close board feather-edged fencing, variety of planted borders, established Beech hedgerow, shingled path to eastern elevations with close board gate to rear, external lighting and power point, Oak framed covered entrance porch with Indian Sandstone flag paving, external light, UPVC part glazed front door with decorative glass and leaded viewing pane with full height sidelight windows.

Entrance hall

9' x 6'2 (2.74m x 1.88m)
Oak flooring, pendant light, radiator, power point, double Oak glazed doors to living / dining room, internal Oak doors to ground floor bedroom and reception room severally.

Reception 1

14'9 x 11' (4.50m x 3.35m)
Internal Oak door, Oak effect laminate flooring, UPVC window to side aspect, further UPVC bay window to front, ceiling light, power points.

Bedroom 2

19'8 x 12' (5.99m x 3.66m)
Internal Oak door, grey wood effect laminate flooring, two UPVC bay windows with Oak sills to the front aspect each with anthracite radiators below, internal Oak door to lobby leading to ground floor wet room suite, exposed Oak ceiling beam, variety of power points, pendant lighting, TV connections.

Lobby

Internal door from living dining room, internal Oak doors to bedroom 2 and wet room severally.

Wet room

12' x 7'5 (3.66m x 2.26m)
Internal Oak door, grey wood effect vinyl flooring, obscure UPVC window to the side aspect, ceiling down lights, variety of built in cupboards with shelving via

painted Louvre doors, painted wall panelling with inset mirror over, chrome ladder heated towel rail, back to wall WC, freestanding vanity unit with circular countertop ceramic basin and tap, large walk-in shower enclosure with decorative mosaic floor tiling, ceramic wall tiling and contemporary shower mixer, extractor.

Living / Dining room (L-shaped room)

32'8 x 28'3 (9.96m x 8.61m)
Open plan L-shaped room with open access to the kitchen to one end, Oak flooring throughout, UPVC window to side aspect with radiator below, space for dining table with pendant light over, exposed Oak ceiling and upright joinery, full height bay window to rear aspect incorporating glazed French doors to the rear garden and terrace, exposed brick fireplace with Oak bressumer and cast iron multi-fuel wood burning stove over an Indian Sandstone flag hearth, two radiators, series of wall lighting, variety of power points, TV and phone point, further seating area with internal Oak door serving ground floor bedroom and wet room suite, radiator with decorative cover, light, wall cupboard housing the consumer unit.

Kitchen / breakfast room

13'7 x 13' (4.14m x 3.96m)
Open access from living / dining room, tile effect Karndean flooring, UPV window to the rear aspect, internal Oak door to rear lobby serving the utility, WC, laundry and gym/Office, ceiling downlights, kitchen hosts a selection of fitted base and wall units with matching shaker style doors beneath a quartz effect laminated worksurfaces incorporating breakfast bar with space for stools below, matching upstands and window sill, inset ceramic basin with drainer and boiling water tap, inset NEFF induction hob with black glass splashback, extractor canopy with light over, integrated BOSCH dishwasher, fitted wine cooler, selection of above counter level power points with UBC charging ports, contemporary column radiator,

further fitted tower units with twin pull unit storage larders, integrated eye level NEFF oven and grill, microwave and Miele warming drawer below.

Lobby

6'8 x 5'5 (2.03m x 1.65m)
Internal Oak door, tile effect Karndean flooring, part glazed UPVC door to rear terrace and garden, ceiling light, internal Oak door to utility room and Gym / Office severally.

Utility room

7' x 5'3 (2.13m x 1.60m)
Internal Oak door, tile flooring, UPVC windows to rear and side aspects, base unit with plumbing for washing machine and tumble dryer below, floor mounted Grant boiler, internal door to WC, wall thermostat, ceiling light.

WC

6'6 x 4'1 (1.98m x 1.24m)
Internal door, vinyl flooring, UPVC window to the rear aspect, push flush WC, ceiling light, vanity unit.

Laundry room

8'3 x 6'5 (2.51m x 1.96m)
Internal door, laminate flooring, ceiling light, space for an American style fridge / freezer, fitted base units with shaker style doors with quartz effect laminated work surface over, power points.

Gym / Office

9' x 8'5 (2.74m x 2.57m)
Internal Oak glazed door, wood effect vinyl flooring, UPVC window to side aspect, ceiling light, power points.

Stairs and landing

Carpeted Oak staircase with twisted wrought iron spindles serving a spacious landing space, pendant light, series of wall lights, variety of power points.

Bedroom 1

23'2 x 13'6 (7.06m x 4.11m)
Internal door, carpeted flooring, UPVC window to side aspect, full height French

doors to rear with Juliette balcony, internal Oak doors to dressing room and en-suite shower room severally, variety of power points with UBS ports, radiator, pendant light and wall lights.

Dressing room

13'6 x 10' (4.11m x 3.05m)
Internal Oak door, carpeted flooring, UPVC dormer window to front aspect, radiator, power points, wall lights.

En-suite shower room

8' x 7'8 (2.44m x 2.34m)
Internal Oak door, tile effect vinyl flooring, ceramic wall tiling, Velux window to rear aspect, corner shower enclosure with quartz effect shower panelling, wall mounted Bristan shower mixer, push flush WC, vanity unit with ceramic basin, shaver point.

Bedroom 5

13'7 x 12'9 (4.14m x 3.89m)
Internal door, carpeted flooring, UPVC dormer window to front, ceiling light, radiator, power points.

Bedroom 3

18' x 14'4 (5.49m x 4.37m)
Internal door, carpeted flooring, UPVC dormer window to front, radiator below, built in cupboard, access panel to loft, power points, TV point.

Bedroom 6 / Office

12'6 x 8'7 (3.81m x 2.62m)
Internal door, carpeted flooring, UPVC window to side aspect, access panel to loft, radiator, power points.

Bedroom 4

16'4 x 12'6 (4.98m x 3.81m)
Internal Oak door, carpeted flooring, two UPVC windows to the side aspect, UPVC window to rear, pendant light, radiator, power points, TV point.

Family bathroom

8' x 8' (2.44m x 2.44m)
Internal door, tile effect vinyl flooring, Velux window to rear aspect, inset bath

suite, quartz effect shower panelling, extractor fan, push flush WC, ceramic wall tiling, vanity unit.

Rear garden

Full width Indian Sandstone paved terrace from the rear elevations, close board gate with shingled path to side aspect, paved steps with mulched planted borders leading onto a open area of lawn fully enclosed by close board feather-edged fencing, external lighting, oil-tank to one end with specimen Bamboo plant, raised decked seating area with external power points and lighting, further covered seating / entertaining area, external tap.

Services

Oil-fired central heating system.
Mains drainage.
Local Authority - Rother District Council.

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



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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