

**RUSH  
WITT &  
WILSON**



**Taurus, Ewhurst Lane, Northiam, East Sussex, TN31 6PD.  
£495,000 Guide Price.**

**CHAIN FREE - A beautifully presented and incredibly spacious three bedroom semi-detached character home occupying a highly sought after country lane position of Northiam Village fronting onto open countryside and within walking distance to the local amenities. Having been much improved by the present owner, this delightful home now offers bright, open plan and highly adaptable living accommodation arranged over two floors. To the ground floor offers a reception hall with WC, an incredibly well-lit kitchen breakfast room with stunning shaker units and Rangemaster oven, open plan 22ft living / dining room with wood burning stove, 14ft garden room extension with access to the rear and versatile office with separate kitchenette suite or utility room. To the first floor enjoys three generous double bedrooms to include a master with built in wardrobes complimented by an en-suite shower room and further stunning main family bathroom suite with walk-in shower and roll top bath. Outside offers a well tended rear garden enjoying a south-easterly orientation, predominantly laid to lawn with decked seating area flanked by well stocked planted borders including plants from nearby Great Dixter and 30 roses from the specialist Northiam rose nursery complete with greenhouse and spacious summerhouse. To the front offers off road parking for two vehicles. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. 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

Off road parking to front and side elevations for two vehicles over hard standing, Wisteria covered pergola, external part-glazed UPVC door from driveway leading into Kitchenette, external lighting and tap, path to side elevations with high level close board gate to rear, further low level picket gate from driveway with aggregate path leading to main entrance, external lighting.

## Entrance porch

5'8 x 4'8 (1.73m x 1.42m)

Oak front door with obscure glazed column viewing pane, UPVC window to front, oak effect laminate flooring, recessed LED ceiling downlights, internal door to WC, further part-glazed internal door to kitchen / breakfast room.

## Cloakroom

5'1 x 3' (1.55m x 0.91m)

Internal door from entrance porch, oak laminate flooring, obscure glazed UPVC window to front aspect, push flush WC, radiator, corner vanity unit with basin and tap.

## Kitchen / breakfast room

16'6 x 7'6 (5.03m x 2.29m)

Part-glazed internal door from entrance porch, painted grey timber flooring, UPVC window and further Velux window to front aspect, range LED ceiling downlights, UPVC window to side, part-glazed internal door to living / dining room, kitchen hosts a variety of matching base and wall units beneath oak block counter tops incorporating breakfast bar with space for stools below, fitted Rangemaster classic 90 double oven with five ring gas burner, stainless steel splashback, metro wall tiling with a variety of above counter level power points, inset stainless bowl with tap, soft closing cutlery and pan drawers, high level wall unit via painted louvre door housing the Worcester BOSCH gas boiler, further wall unit housing the consumer unit, recess for freestanding fridge / freezer, further base with fitted BEKO dishwasher, oak block counter top with inset stainless bowl and drainer with tap.

## Living / dining room

22'1 x 15'5 narrowing to 10'9 (6.73m x 4.70m narrowing to 3.28m)

Part-glazed internal door from kitchen / breakfast room, painted grey timber flooring, space for dining table and chairs, UPVC window to side aspect with radiator below, part-glazed internal door to inner hallway, further internal UPVC window to adjoining garden room with radiator below, ceiling LED downlights with dimmer controls, fireplace housing a cast iron wood burning stove over a slate hearth, fitted shelving to chimney alcoves, built in cupboards via painted doors complete with shelving, variety of power points, TV point, heating thermostat.

## Inner hallway

10'7 x 5'3 (3.23m x 1.60m)

Internal part-glazed internal door from living / dining room, tile effect vinyl flooring, straight run carpeted staircase with cupboard below complete with light, further low level corner cupboard with shelving, internal glazed door to garden room, pendant light with dimmer controls.

## Stairs and landing

Straight run carpeted staircase and landing, access panel to loft over, UPVC window to front aspect enjoying a pleasant rural aspect across the lane and neighbouring fields, ceiling lights.

## Garden room

14'3 x 11'7 (4.34m x 3.53m)

Internal glazed door from inner hallway, painted grey timber flooring, two UPVC windows rear aspect, full height glazed external door to side leading to decked area and garden, internal UPVC window to living / dining room, exposed brickwork, to additional Velux windows to the rear aspect, space for dining table and chairs, internal ledged door to office, range of power points, ceiling LED downlights.

## Office

9'2 x 8'7 (2.79m x 2.62m)

Internal ledged door, oak effect laminate flooring, UPVC French doors to the rear aspect,

radiator, internal door to kitchenette / utility room, power points, ceiling LED downlights.

## Kitchenette / Utility room

9'3 x 8'7 (2.82m x 2.62m)

Internal door from office, UPVC window and part-glazed external door to front aspect, oak laminate flooring, ceiling LED downlights, base unit with oak block counter tops, tile splash backs and a variety of above counter level power points, inset stainless bowl with drainer and tap, under counter spaces for washing machine, tumble dryer and further appliances, heated towel radiator.

## Bedroom 1

15'5 x 9'2 (4.70m x 2.79m)

Internal door, carpeted flooring, UPVC window to rear aspect, radiator, ceiling LED downlights, built in wardrobe via painted doors complete with hanging rails and shelving, power points with USB ports, internal part-glazed door to ensuite shower room.

## En-suite shower room

6'2 x 5'6 (1.88m x 1.68m)

Internal part-glazed door, wood effect LVT flooring, UPVC dormer window to front aspect enjoying a pleasant rural aspect across the lane and neighbouring fields, ceramic wall tiling, wall mirror, heated towel rail, push flush WC, wall hung vanity unit with pull out draw below, corner shower enclosure via screen doors and shower mixer, extractor fan, shaver point and wall hung LED lit mirror.

## Bedroom 2

12'9 x 10'4 (3.89m x 3.15m)

Internal door, carpeted flooring, UPVC window to front aspect, radiator, two sets of built in wardrobes complete with hanging rails, ceiling LED downlights, built in shelving to chimney alcove, power points with USB ports.

## Family bathroom

8' x 8' (2.44m x 2.44m)

Internal door, wood effect LVT flooring, obscure UPVC window to side aspect, ceiling LED downlights and extractor fan, ceramic wall tiling,

large walk-in shower enclosure with screen, wall mounted shower mixer with rinser attachment, roll top bath suite with concealed waterfall taps, niche shelving, heated towel rails, push flush WC, pedestal wash basin, light with shaver point.

## Bedroom 3

11'3 x 8'4 (3.43m x 2.54m)

Internal door, carpeted flooring, UPVC window to front aspect enjoying a pleasant rural aspect across the lane and neighbouring fields, radiator below, ceiling LED downlights, power points with USB ports, shelving to chimney breast.

## Rear garden

Private rear garden enjoying a pleasant south-easterly orientation, raised deck seating area from the rear elevations led from both the garden room and office via external French doors, high level gate with path to side elevations, step down to a level area of lawn enclosed by close board fencing hosting a variety of well stocked planted borders, central trellis partition leading to a further area of lawn, variety of planted roses and flowering shrubs, summer house to one end, specimen Magnolias, greenhouse and storage area to rear, gutter-fed water butts.

## Summer House

Astro turf seating area to front, external French doors and window to front, light.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

## 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.

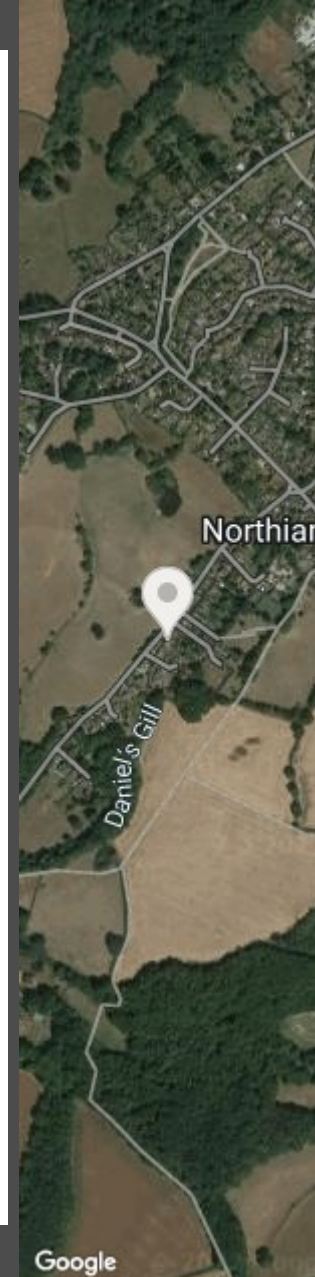






**TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.**

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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