

**RUSH  
WITT &  
WILSON**



**Rockport, Mill Lane, Northiam, East Sussex, TN31 6JU.  
£925,000 - £950,000 Guide Price.**

**£925,000 - £950,000 Guide Price. An impressive 2300 sqft five bedroom detached family residence occupying an incredibly private and rural position of Northiam Village enjoying far reaching views and wrap around gardens to 0.58 acre. Located on a quiet country lane just 0.7 from the Village centre this characterful home offers privacy and seclusion yet minutes from the popular amenities, excellent walking routes and well renowned Great Dixter House & Gardens. The property was sympathetically designed and constructed in the 1980's with many period style features to include handmade oak doors, exposed joinery, sash style casement windows and open brick fireplace. Internal accommodation provides a well lit reception hallway with oak flooring, WC, office / study, 15ft double aspect main living room with open fireplace and French doors to the rear, oak kitchen / breakfast room, separate dining room and useful utility room. A spacious first floor landing serves four principal double bedrooms to include a generous master with fitted wardrobes and en-suite bathroom in addition to the main family bathroom suite. To the second floor offers a further fifth bedroom and additional loft room with far reaching views over neighbouring Cherry orchards. Externally the property is approached via an electric gated entrance with sweeping driveway leading to a brick built double garage, further single bay car port and well proportioned front and rear gardens privately enclosed by established boundaries hosting a variety of specimen trees and large paved terrace to the rear enjoying a southerly aspect providing the ideal alfresco dining / entertaining area. 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

Property accessed from lane via an electricity operated five bar gate with further pedestrian gate, extensive block pave driveway to front and side elevation providing ample off road parking leading to a brick built detached double garage with further single bay heritage car port, oil-tank, paved path from driveway extending to covered entrance with hardwood front door and external light, path to side with high level fence incorporating gate to rear, front garden predominantly laid to lawn enclosed by established hedgerow siding on to neighbouring Cherry orchards, open access from driveway to rear terrace and lawns, external door with steps and railing to utility room, external tap.

## Reception hallway

12'2 x 9'7 (3.71m x 2.92m)

Hardwood front door with viewing pane, oak flooring, turned oak staircase leading to first floor accommodation, timber sash style window to front, ceiling joinery, radiators, open access to dining room, power points, phone point, alarm panel, ceiling downlights with dimmer controls.

## Cloakroom

Internal oak ledged and braced door, oak flooring, obscure glazed sash style window to front aspect, radiator, marble effect wall tiling, corner Heritage vanity unit with inset basin and taps, push flush WC, ceiling light.

## Office / Study

10'1 x 9'6 (3.07m x 2.90m)

Internal oak ledged and braced door, carpeted flooring, sash style bay window to front aspect, ceiling joinery, radiator, pendant light, power and phone point.

## Living room

15'7 x 15'5 (4.75m x 4.70m)

Internal oak ledged and braced door, carpeted flooring, two sash style windows to the side elevations, external French doors to the rear terrace and gardens, two radiators, ceiling joinery with recessed downlights and dimmer controls, exposed brick fireplace with oak bressumer, cast iron grate and hood over a brick hearth, power points, TV point.

## Dining room

11'4 x 9'8 (3.45m x 2.95m)

Open access from the reception hallway, oak flooring, external French doors to the rear terrace and gardens, serving hatch to kitchen / breakfast room, ceiling joinery, pendant light, radiators, power points.

## Kitchen / breakfast room

15'6 x 10'1 (4.72m x 3.07m)

Internal oak ledged and braced door from reception hallway, slate tile flooring, sash style window to side aspect and further sash bay window to front, further internal oak ledged and braced door to utility room, ceiling joinery and recessed downlights, radiator and serving hatch to dining room, kitchen hosts a range of bespoke base and wall units with oak shaker style doors beneath laminated counter tops, inset one and a half composite bowl with drainer and tap, tiled sills and splashbacks, variety of above counter level power points, glazed display cabinets and plate racks, fitted Britannia Nostalgic range style oven with five ring electric hob, extractor canopy and light over, integrated SIEMANS dishwasher, breakfast bar with space for stools below.

## Utility room

10'1 x 8' (3.07m x 2.44m)

Internal oak ledged and braced door from kitchen, slate tile flooring, external part-glazed door to side elevations, sash style window to rear, ceiling joinery and strip lighting, radiator, recess for freestanding fridge / freezer, floor mounted CAMRAY oil-fired boiler, further fitted base units with shaker style doors beneath laminated counter tops, single stainless bowl with drainer and tap, below counter spaces for washing machine and tumble dryer, above counter level power points.

## Stairs and landing

Turned oak staircase leading to a spacious first floor landing, ceiling joinery, pendant lighting, power points, sash style window to side elevations with radiator below, further turned oak staircase to second floor accommodation, built in airing cupboard via oak doors housing the mega flow system complete with slatted shelving, further radiator to one end.

## Master bedroom

14'3 x 12'6 (4.34m x 3.81m)

Internal oak ledged and braced door, carpeted flooring, sash style window to side aspect with radiator below enjoying an elevated vista over neighbouring orchards, further sash window to front, fitted bedside furniture, wardrobes and vanity area, internal door to en-suite, light, power points.

## En-suite bathroom

8'1 x 7' (2.46m x 2.13m)

Internal oak ledged and braced door, carpeted flooring, sash style window to front aspect, push flush WC, vanity with cupboard below, inset basin with taps, timber shelving with mirror and

shaver point, ceramic wall tiling and extractor fan, panelled bath suite, towel radiator.

## Bedroom 2

15'9 x 9'8 (4.80m x 2.95m)

Internal oak ledged and braced door, carpeted flooring, sash style window to rear aspect with radiator below, light, power point.

## Bedroom 3

11'6 x 9'8 (3.51m x 2.95m)

Internal oak ledged and braced door, carpeted flooring, sash style window to rear aspect with radiator below, built in wardrobes via oak doors complete with hanging rails and cupboards over, light, power point.

## Bedroom 4

10'3 x 9'9 (3.12m x 2.97m)

Internal oak ledged and braced door, carpeted flooring, sash style window to rear aspect with radiator below, light, power point.

## Family bathroom suite

10'3 x 8'2 (3.12m x 2.49m )

Internal oak ledged and braced door, carpeted flooring, sash style window to front aspect, ceiling light, heated towel rail, marble effect wall tiling, panelled bath suite, corner shower enclosure via screen doors complete with shower mixer and digital controls, Heritage bidet, WC and vanity unit, shelving over with inset mirror, shaver point and extractor fan.

## Stairs to second floor accommodation

Turned oak staircase from landing leading to bedroom 5 and further loft room to second floor.

## Bedroom 5

16'3 x 13'6 (4.95m x 4.11m)

Carpeted flooring, carpeted flooring,

Velux window to side aspect enjoying an elevated rural vista, internal door to loft room / playroom, further radiator, ceiling light, power points.

## Loft room / Reception

16'2 x 15' (4.93m x 4.57m)

Internal door from bedroom 5, carpeted flooring, two radiators, Velux window to side elevations enjoying an elevated rural vista to neighbouring cherry orchards and beyond, radiator, power points.

## Rear gardens

Flagstone terrace to the rear elevations providing a private alfresco dining or entertaining area enjoying a southerly aspect, French doors to dining room and living room severally, external lighting and power point, low retaining wall and steps lead onto a slightly raised rear lawn enclosed by specimen conifer boundaries, specimen Oak tree, close board fence with gate to front, open access to driveway and garaging.

## Double garage

Two manual up and over doors to front, power supply and lighting.

## Car port

19' x 14'8 (5.79m x 4.47m)

Open bay to front.

## Services

Oil fired central heating system.

Private 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



1ST FLOOR



2ND 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>59</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**