

**RUSH  
WITT &  
WILSON**



**Little Winters, Beckley Road, Northiam, East Sussex, TN31 6JB.  
£575,000 Guide Price**

**A spacious three bedroom detached chalet style bungalow located on the edge of Northiam Village set with 0.23 acre of private grounds backing onto undulating countryside. This delightful home offers generous and versatile living accommodation over two floors presented to the highest order having been completely renovated by the present owners comprising a bright entrance porch, 24' main living room with wood burning stove, ground floor bedroom and stylish shower room, 24' triple aspect fitted kitchen / dining room with direct access to the rear, useful laundry / utility room and office hallway. To the first floor are two large principle bedrooms each with fitted wardrobes, en-suite shower room to the master bedroom in addition to a well appointed main bathroom suite. Outside enjoys a private wrap around rear garden with full width Sandstone seating terrace, a level area of lawn extends to open views over meadows and rolling countryside beyond. To the front offers ample off road parking via a gated entrance and detached garage. Northiam Village 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**



## Front

Extensive aggregate driveway to front accessed via double timber five-bar gates, detached garage, front garden laid to lawn enclosed by mature hedgerow, planted rose and shrub borders, feature island bed with topiary buxus hedge, specimen Oka tree, further close board fence with gate to western elevations, paved path from drive leading to close board fence incorporating gate to side and rear elevations, Indian sandstone path leading from driveway to a covered entrance and side elevations, further six foot wrought iron gate to side.

## Entrance porch

11' x 7'2 (3.35m x 2.18m)

Part glazed composite front door, sidelight window, UPVC window to side, UPVC French doors to rear with sidelight windows, porcelain tile flooring, ceiling LED down lights, radiator, power points, further part glazed UPVC door to living room

## Living room

24' narrowing to 13'3 x 17'2 (7.32m narrowing to 4.04m x 5.23m)  
Part glazed door from entrance porch, combination of Oak effect laminate and carpeted flooring, two UPVC windows to front aspect, ceiling lights, three double radiators, double internal Oak glazed doors to study / hall, contemporary Yeomans multi-fuel stove over a tiled hearth and upstand, further internal Oak glazed door to study / hall, open access to inner hallway, selection of power points, TV and internet point, wall thermostat.

## Study / hall

10'2 x 7'4 (3.10m x 2.24m)

Internal Oak glazed door from living room, further double Oak glazed doors to living room, two UPVC windows to side, turned carpeted staircase to first floor, cupboard below with power and light, Oak laminate flooring, further full height storage cupboard with shelving, radiator, ceiling down lights.

## Inner hallway

Wood effect laminate flooring, radiator, high level cupboard housing consumer unit and meters.

## Bedroom 3

14'4 x 10'1 (4.37m x 3.07m)

Internal Oak door, carpeted flooring, two UPVC windows to side elevations each with radiators below, pendant lighting, power points.

## Ground floor shower room

10'1 x 5' (3.07m x 1.52m)

Internal Oak door, wood effect laminate flooring, obscure glazed UPVC window to side aspect, radiator, ceiling LED downlights and extractor fan, corner shower enclosure via screen door, ceramic wall tiling and contemporary shower mixer, combination vanity unit with back to wall push flush WC, shaker style cupboards below an inset basin with taps, stone effect laminated tops over with matching upstands.

## Utility room

10'1 x 5'5 (3.07m x 1.65m)

Internal Oak full height glazed door with sensor lighting, radiator, wood effect laminate flooring, built in

storage cupboards with shelving and further cupboards above, plumbing for washing machine and tumble dryer, stone effect laminated work top over, wall units with high gloss doors, power points, pressurized water tank.

## Kitchen / dining room

24' x 12'6 (7.32m x 3.81m)

Internal Oak glazed door, grey wood effect laminate flooring, triple aspect room with UPVC windows to each side elevations, further UPVC window and set of French doors with sidelight windows to the rear, open aspect across garden and fields beyond, space for six-seater dining table, radiator, ceiling down lights, TV connection and power points, kitchen end hosts a selection of fitted base and wall units with great shaker style doors beneath stone effect worksurfaces incorporating breakfast bar with space for stools below, inset one and half ceramic basin with drainer and swan neck tap, integrated LAMONA dishwasher, four ring AEG induction hob with stainless steel extractor canopy and light over, acrylic splashback, integrated low LAMONA level fridge and freezer, selection of above counter level power points, soft closing pan drawers and tower storage unit. integrated BOSCH oven and grill above.

## Stairs and landing

Turned carpeted staircase with timber balustrade, carpeted landing, access panel to loft, ceiling down lights.

## Bedroom 2

13'3 x 12'8 (4.04m x 3.86m)

Internal Oak door, carpeted flooring, Velux window to side with fitted pull down blind, UPVC dormer window to front with radiator below, eaves storage cupboards, selection of built in wardrobes complete with hanging rails and shelving, further eaves storage behind, power points and lighting.

## Main bathroom

9'5 x 6'4 (2.87m x 1.93m)

Internal Oak door, slate effect karndean flooring, Velux window to side with fitted pull down blind, push flush WC, column radiator, vanity unit with cupboards below, tile splash backs, wall mounted mirror with light,, led ceiling down lights, inset shower bath suite with acrylic panel, shower screen and acrylic shower panelling, extractor fan.

## Bedroom 1

15'4 x 12'8 (4.67m x 3.86m)

Internal Oak door, carpeted flooring, UPVC dormer window to rear aspect with radiator below enjoying elevated rural views over the gardens and neighbouring rolling countryside, Velux window to side with fitted pull down blind, internal Oak glazed door to en-suite shower room, selection of built in wardrobes complete with hanging rails and shelving, further eaves storage behind, power points, TV point and lighting.

## En-suite shower room

5'5 x 5'5 (1.65m x 1.65m)

Internal Oak glazed door, stone effect vinyl flooring, corner shower

enclosure, ceramic wall tiling and shower mixer, pedestal wash basin and push flush WC, ceiling led down lights and extractor fan.

## Rear garden

Brick edged full width Indian Sandstone paved terrace from rear elevations, PIR lighting, terrace leads to a level area of lawn enclosed by close board panelled fencing to each side elevations, open aspect to meadows and rolling countryside to rear enclosed by low level stock proof fencing, sleeper edged planted borders hosting a variety of flowering shrubs, shed over hard standing, covered log store, area of lawn to each side elevations each with gated access to the front, floor mounted oil boiler and oil tank, covered storage area behind garage.

## Detached garage

16'6 x 9'5 (5.03m x 2.87m)

Manual up and over door to front, power points and lighting, window to side.

## Services

Oil-fired central heating system.  
Private drainage - septic tank with mantair.  
Local Authority - Rother District council.  
Title ESX32945.

## Agents note

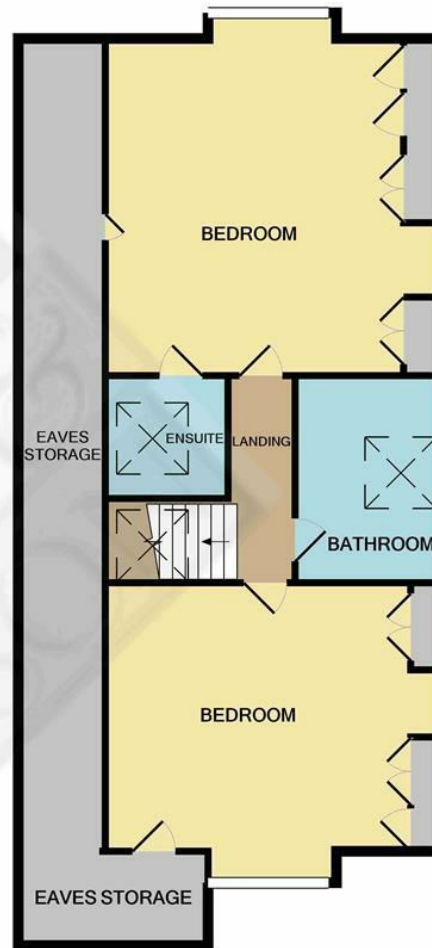
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1134 SQ.FT.  
(105.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 778 SQ.FT.  
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1912 SQ.FT. (177.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-101) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(54-68) C	
(55-68) D		(39-53) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: 64

Environmental Impact (CO<sub>2</sub>) Rating: 78



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