

**RUSH  
WITT &  
WILSON**



**St Giles, Dixter Lane, Northiam, East Sussex, TN31 6PP.  
£775,000 OIRO Freehold**

**CHAIN FREE - A substantial four bedroom detached chalet style residence set with 0.47 acre of established gardens enjoying a peaceful and highly desirable country lane position of Northiam Village boasting far reaching rural views to the Rother Valley. Enjoying a private and enviable position of Dixter lane just a short distance from the well renowned Great Dixter House and gardens the property also provides convenient access to the popular Village amenities on offer. Considered in need of modernisation throughout the property also offers great scope to be adapted or improved further to capitalise on this truly unique setting and its outstanding rural vista. Principal ground floor accommodation comprises a spacious entrance hall with WC, 27ft living dining room with open fireplace, conservatory, kitchen / breakfast room, three ground floor bedrooms with main bathroom and en-suite facilities. The first floor offers a further bedroom, hobby room and office in addition to a further 27ft attic room. Externally the property is approached from the lane via a gated entrance providing ample off road parking, private lawns and second gated driveway and integral garage. To the rear enjoys both paved and decked seating areas to enjoy the rural setting and tiered lawns flanked by specimen conifers and planted borders. 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

Block paved driveway accessed via double timber five bar gates, driveway extends to integral garage, further gated entrance from lane providing further parking space over hardstanding, established front garden enclosed by specimen trees and hedgerow, laid to lawn with planted shrub borders, steps to entrance from lawn with concrete path to each side elevations with high level gates providing access to rear, external lighting.

## Entrance hallway

18'8 x 7'5 max (5.69m x 2.26m max)

Hardwood front door with viewing pane and matching sidelight windows, further window to front aspect, Oak herringbone flooring, pendant light, internal glazed door to dining room, power points, internal door to WC, radiator with decorative cover.

## Cloakroom

Internal door, oak herringbone flooring, pedestal wash basin, push flush WC, painted timber wall panelling, extractor, light.

## Living / dining room

27' x 23'4 (l-shaped room) (8.23m x 7.11m (l-shaped room))

Internal glazed door from entrance hallway, oak herringbone flooring, internal glazed door to kitchen, space for dining table, internal glazed doors and two windows to adjoining conservatory, two radiators, pendant lighting, two decorative stained glass windows to side aspect, two further radiators, UPVC window to front aspect with radiator below, timber bar, exposed brick open fireplace with quarry tile hearth, wall lights, power points, TV point.

## Conservatory

16'3 x 8' (4.95m x 2.44m)

Internal glazed doors and two internal windows from living / dining room, further French doors and full height windows to the rear aspect enjoying far reaching rural views, windows to side.

## Kitchen / breakfast room

16'8 x 10'8 (5.08m x 3.25m)

Internal glazed door, vinyl flooring, window to rear aspect enjoying far reaching rural views across the Rother valley, two further windows to side aspect, radiator, further internal glazed door to the inner hallway, space for freestanding fridge / freezer, kitchen hosts a variety of matching base and wall units with shaker style doors beneath laminated countertops incorporating breakfast bar, Belling range style oven with eight ring gas burner and stainless steel splashback and extractor over, inset basin and tap, under counter space for washing machine, power points.

## Inner hallway

Internal glazed door from kitchen breakfast room, cupboard housing the mega flow, radiator, internal glazed door to rear porch, storage cupboard via door, radiator, turned carpeted staircase to first floor with low level cupboard below complete with light.

## Rear porch

Internal glazed door from inner hall, UPVC glazed doors to rear.

## Bedroom 1

14' x 12' (4.27m x 3.66m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, range of fitted wardrobes, internal door to en-suite, pendant and wall lighting.

## En-suite shower room

6'2 x 5'8 (1.88m x 1.73m)

Internal door, carpeted flooring, vanity unit with basin, shower enclosure via screen door, light.

## Bedroom 2

16'2 x 12' (4.93m x 3.66m)

Internal door, carpeted flooring, window to front aspect with radiator below, light, power points.

## Bathroom

10'1 x 5'9 (3.07m x 1.75m)

Internal door, carpeted flooring, obscure window to rear aspect, push flush WC, panelled bath suite with ceramic wall tiling, vanity unit with basin and mirror, radiator.

## Bedroom 3 / Office

11'1 x 10' (3.38m x 3.05m)

Internal door, carpeted flooring, bay window to rear aspect, radiator, light, power point.

## Stairs and landing

Turned carpeted staircase and landing, double height window to rear aspect with far reaching rural views, internal glazed door to hobby room.

## Hobby room

15'7 x 12'5 (4.75m x 3.78m )

Internal door, carpeted flooring, window to front and rear aspects, internal door to office and bedroom 4 severally, light and power point.

## Office / Study

14' x 9'3 (4.27m x 2.82m)

Internal door, carpeted flooring, Velux style window to side, light, power point, radiator.

## Bedroom 4

11'5 x 11' (3.48m x 3.35m)

Internal door, carpeted flooring window to front aspect with radiator below, internal door to attic room, internal door to en-suite, power point, light.

## Shower room

6'5 x 4' (1.96m x 1.22m)

Internal door, window to rear aspect with far reaching rural views, shower cubicle, WC, basin and wall mirror.

## Loft / Storage room

27'3 x 13'8 (8.31m x 4.17m)

Internal door, Velux style windows to side and front, power and lighting.

## Rear gardens

Full width paved terrace from the rear elevations with deck steps leading to a further lower decked seating area enjoying far reaching rural views across the Rother Valley and gardens, established and well stocked rear gardens hosting a variety of specimen conifers and firs, planted borders, greenhouse and seating area below arbour, sloped area of lawn with further seating areas.

## Garage

18'3 x 10' (5.56m x 3.05m)

Manual up and over door to front, power supply and lighting.

## Services

Gas central heating system.

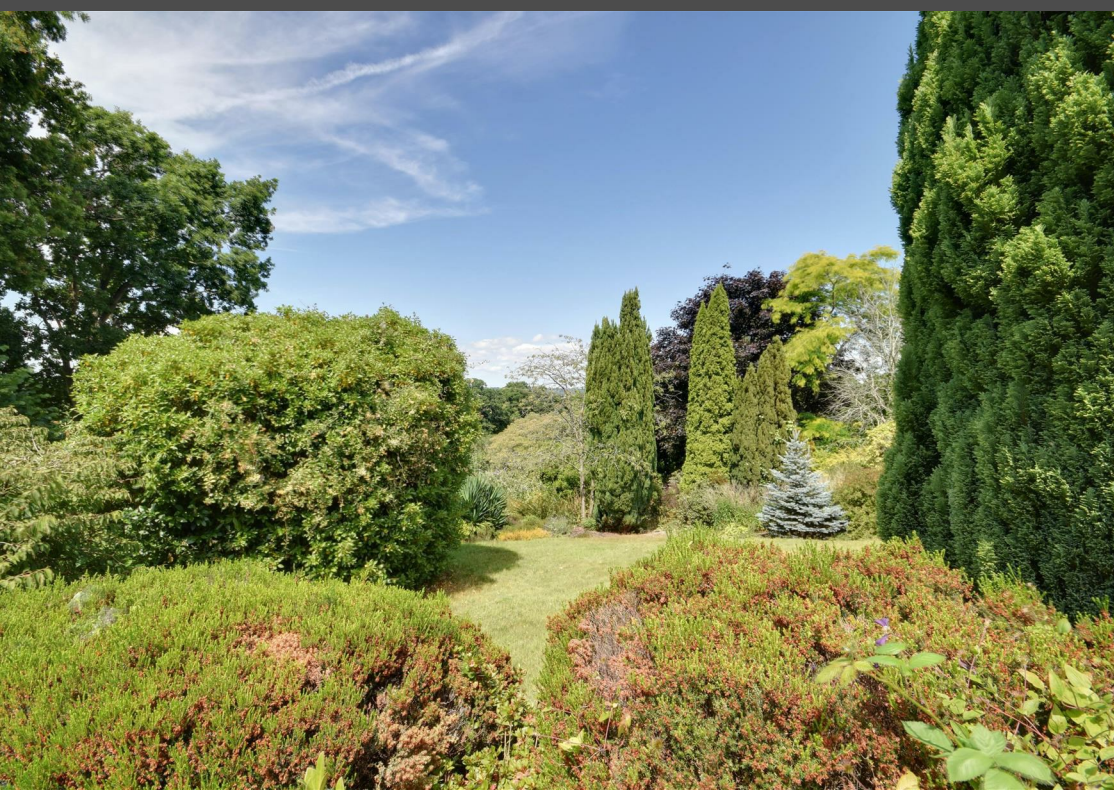
Mains drainage.

Local Authority - Rother District Council. Band F.

## Agents note

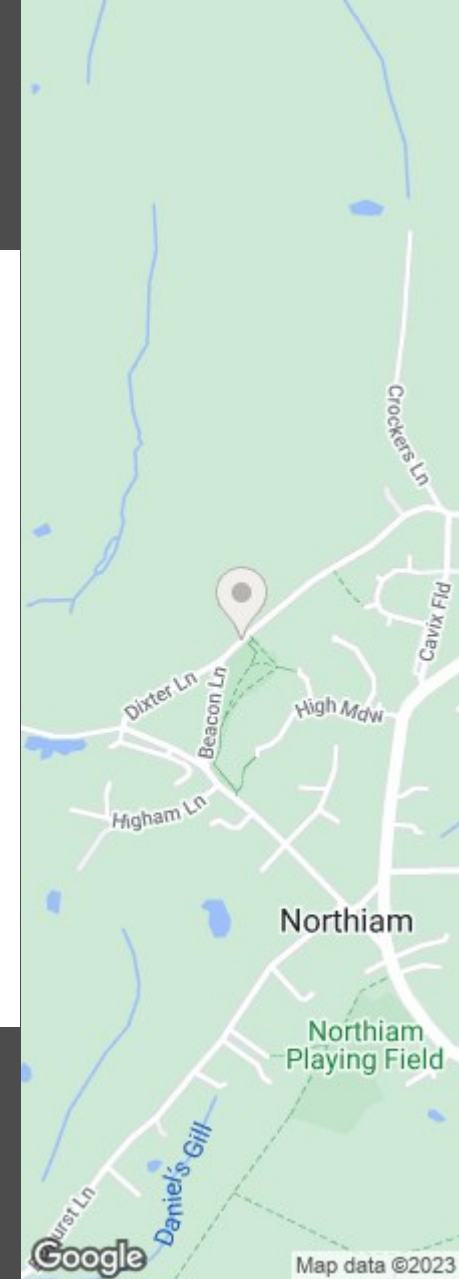
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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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