

**RUSH  
WITT &  
WILSON**



**1 Wilderness Gardens, Northiam, East Sussex, TN31 6GB.  
£575,000 OIEO Freehold**

**CHAIN FREE - A beautifully presented and spacious four bedroom detached family home located occupying a generous corner plot position within a quiet and highly desirable residential area of Northiam Village providing convenient access to the local amenities and just a short walk to the well renowned Great Dixter House & Gardens. Internal accommodation comprises a generous main living room with adjoining conservatory complete with underfloor heating, spacious kitchen / breakfast room, utility and useful boot room, separate dining room, cloakroom and ground floor bedroom or optional office. To the first floor are four further principle bedrooms to include a generous master bedroom with en-suite shower room in addition to a main bathroom suite. Outside enjoys a privately enclosed and landscaped rear garden with full-width paved terrace with remote operated awning and steps leading to an elevated area of lawn with established planted borders complete with large workshop or home gym. To the front offers off road parking and detached double 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 Door

Part glazed composite front door which leads into a spacious and well lit hallway.

## Hallway

Laminate flooring with a straight run carpeted staircase extending to the first floor accommodation with chair rail, phone and power point, radiator, pendant lighting, thermostat.

## Cloakroom

Tiled effect vinyl flooring, obscure uPVC window to the front, push flush w.c., single radiator, pedestal wash basin with tiled splashback and mirror and light.

## Downstairs Office/Optional Bedroom

10'3 x 9'8 maximum (3.12m x 2.95m maximum)  
uPVC window to the front, radiator, power and phone point, under-stairs storage cupboard and a smart vacuum system which is integrated.

## Kitchen/Breakfast Room

14'8 x 14'4 (4.47m x 4.37m)  
Ceramic tiled flooring, two uPVC windows to the front aspect, pendant lighting over the breakfast area, ceiling strip light, internal glazed door to the dining room and further internal door the utility. Range of fitted base and wall units with shaker style doors which sit beneath laminated counter tops, tiled splashbacks and a variety of above counter power points, fitted half height Hotpoint oven and grill, Hotpoint four ring electric hob with fitted extractor canopy and lighting, one and a half composite basin with drainer and tap, integrated Neff dishwasher, integrated fridge below counter level.

## Utility Room

9'3 x 5'7 (2.82m x 1.70m)  
Ceramic tiled flooring, access panel to loft space above, radiator, space for free standing fridge/freezer, base unit with under counter space for washing machine, space for tumble dryer, laminated counter top with single stainless bowl with drainer and tap and wall mounted Ideal classic gas boiler with an internal part glazed door and window into a side boot room and an extractor.

## Boot Room

7' x 5'2 (2.13m x 1.57m)  
Ceramic tiled flooring, lighting, pitched polycarbonate roof with new uPVC windows to each side and rear and also a part glazed external door leading onto the rear terrace.

## Dining Room

12'6 x 9'7 (3.81m x 2.92m)  
Double aspect room, space for dining table and chairs, internal glazed door from the kitchen, internal uPVC letterbox window to the side boot room, double radiator, uPVC window to the rear and double doors leading into the sitting room.

## Sitting Room

16'7 x 5'2 (5.05m x 1.57m)  
Doors lead in from the hall and dining room, uPVC letterbox style window to the side, further uPVC window to the rear aspect with radiator below, double internal glazed doors leading into an adjoining conservatory, radiator, inset coal effect gas fire with decorative marble surround and hearth.

## Conservatory

12'5 x 9'5 (3.78m x 2.87m)  
Travertine flooring, double doors leading to the sitting room and uPVC windows to each side aspect and the rear aspect with French doors leading onto rear terrace and a further full height glazed door to the front. There is a pitched glazed roof with ceiling light and fan, underfloor heating within the conservatory.

## First Floor

### Landing

Radiator, further access, hatch to loft.

### Main Bathroom

9' x 6'7 (2.74m x 2.01m)  
Wood effect vinyl flooring, obscure uPVC window to front, ceramic wall tiling, pedestal wash basin, wall mounted mirror and light, radiator, airing cupboard with slatted shelving housing a hot water tank, push flush w.c., panelled bath with rinser attachment.

### Bedroom One

13'8 x 12'3 (4.17m x 3.73m)  
uPVC window to the rear aspect, radiator, internal door to an en-suite shower room, full range of fitted bedroom furniture comprising overhead storage cupboards, built-in wardrobes and vanity area.

### En-Suite Shower Room

7'2 x 5'2 (2.18m x 1.57m)  
Ceramic tiled flooring, uPVC window to side, pedestal wash basin with mirror and light, shaver point, heated towel radiator, push flush w.c., corner shower cubicle with concealed mixer and extractor.

### Bedroom Two

11'7 x 11'4 (3.53m x 3.45m)  
uPVC window to the rear aspect, radiator, built-in double wardrobe with hanging rail and shelving above.

## Bedroom Three

13'3 x 7'8 (4.04m x 2.34m)  
uPVC window to the front aspect, radiator, built-in double wardrobe with hanging rail.

## Bedroom Four

9'7 x 8'3 (2.92m x 2.51m)  
uPVC window to front, radiator below, built-in single wardrobe with shelving.

## Outside

### Front Garden

Tarmac driveway providing off road parking to the front for two vehicles and this extends to a detached double garage.

The property enjoys a substantial corner plot position and the front garden is laid to lawn with planted Beech hedgerow and a variety of specimen trees as well, area of lawn. There is a variety of specimen Conifers and decorative slate borders, external lighting.

From the driveway there is paved steps and brick paved path leading to a covered entrance, external PIA lighting and to the side of the garage there is paved pathway and steps leading to a close board gate which provides access to the workshop and the gardens to the rear and there is a storage area for the bins located behind the garage and to the front there are specimen Palm trees.

### Detached Double Garage

17'5 x 17'4 (5.31m x 5.28m)  
Twin doors and one is a manual up and over and the other is electrically operated. External door to the side, power supply and lighting.

### Rear Garden

Brick paved terrace running across the back of the property, brick retaining wall, flagstone steps extending onto a tiered lawn with railway sleeper edging, beautifully planted Perennial and rose borders with decorative slate chippings, there is a side terrace with high level gate leading to the front, external tap and power point, access to a large home gym (see below). The garden is fully enclosed by high level close board fencing, stone edged border to the rear hosting a variety of flowering shrubs and specimen trees. From the lawn there is a slate pathway leading to a further block paved terrace where there are double high level gates leading to the front.

### Home Gym

12'5 x 9'3 (3.78m x 2.82m)  
Stone effect vinyl flooring, window to the side, electric radiator, power points with USB charging ports, ceiling strip lights.

## Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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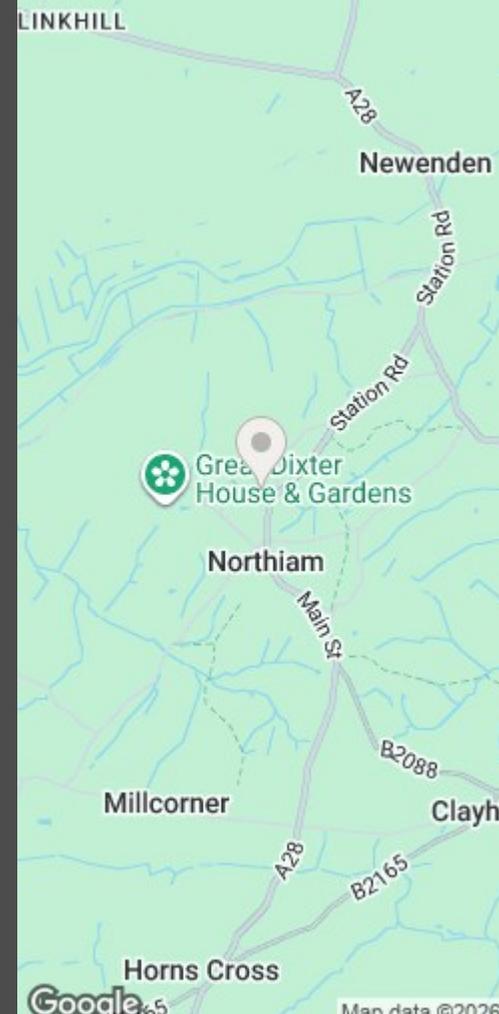
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	82	A	A
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(55-60) C</p> <p>(49-54) D</p> <p>(43-48) E</p> <p>(37-42) F</p> <p>(1-36) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(1-20) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.

TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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