RUSH WITT & WILSON



Newlands House, Crockers Lane, Northiam, East Sussex, TN31 6PY.
£850,000 - £875,000 Guide Price Freehold

£825,000 - £850,000 Guide price - A newly constructed five bedroom detached family residence constructed to an exemplary standard occupying a highly desirable country lane position of Northiam village enjoying far reaching panoramic views over the Rother and beyond. This stunning home offers well balanced and incredibly spacious living accommodation arranged over three floors comprising a generous reception hallway, 20ft double aspect living room with fireplace and French doors to the rear gardens, dining room or optional work from home office, ground floor cloakroom, stylish 20ft fully fitted kitchen/breakfast room with quartz worksurfaces, central island, bi-folding doors to the rear and adjoining utility room. To the first floor are four large principle bedrooms, three enjoying outstanding views to the rear and guest bedroom with en-suite shower room in additional to the main family bathroom suite. The second floor offers an impressive master bedroom with en-suite shower room enjoying breath-taking elevated views to the rear. The property benefits from underfloor heating to the ground floor, solid oak doors throughout, a full gas central heating system and ABC+ 10 year build guarantee. Outside the property is approached from the lane via a private five-bar gated entrance with attractive chestnut post and rail fencing and planted cherry trees providing ample off road parking area, further gated side access and integral garage. To the rear enjoys a private landscaped rear garden with paved seating terrace to enjoy the peaceful village setting and unapparelled rural vista. 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.








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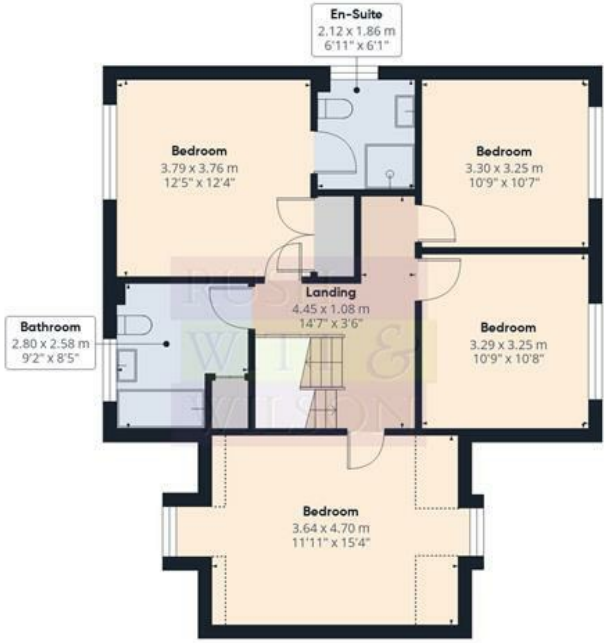

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

207.3 m²

2233 ft²

Reduced headroom

3.8 m²

40 ft²

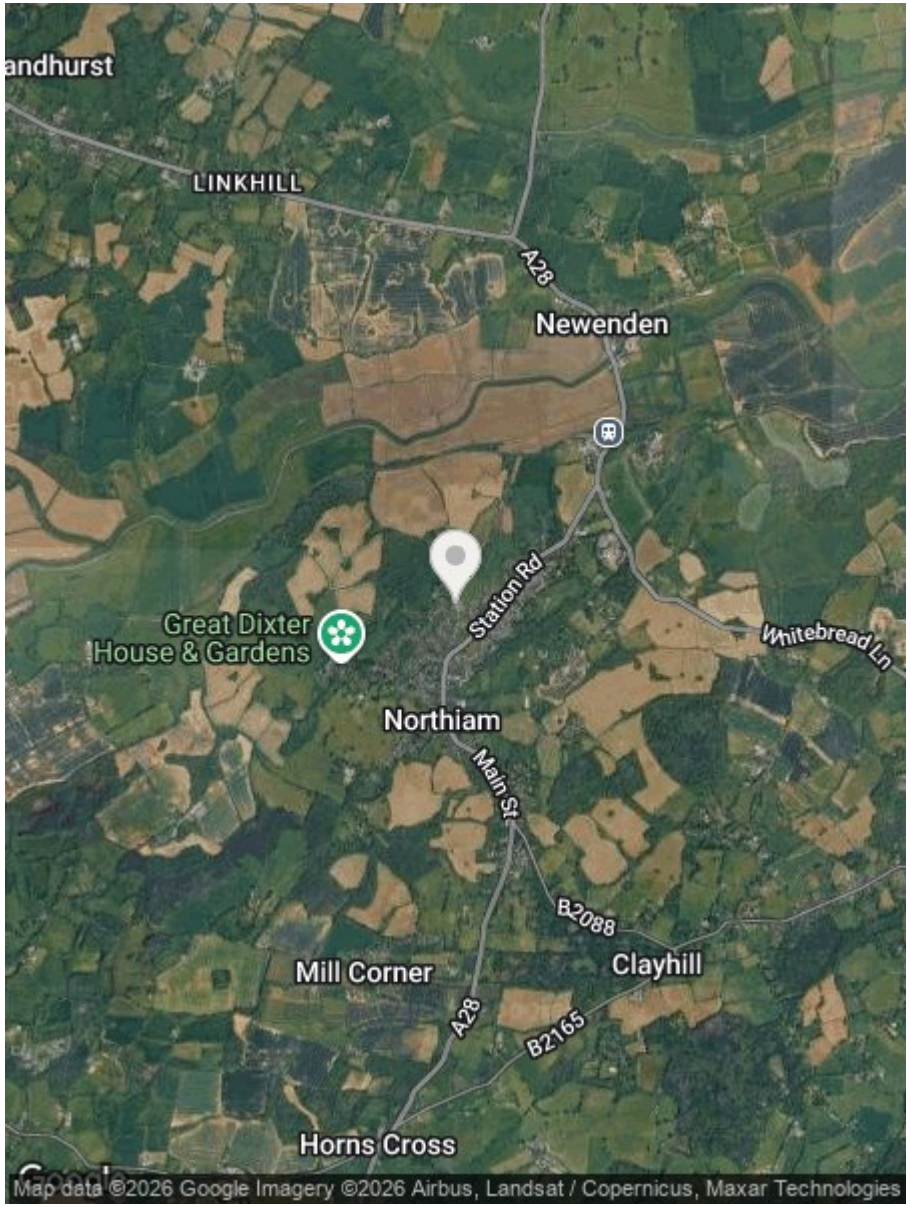
(1) Excluding balconies and terraces

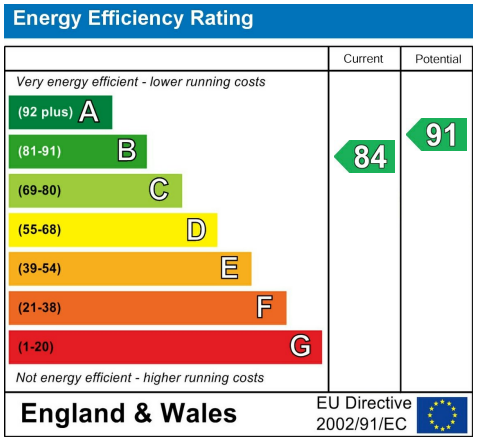
Reduced headroom

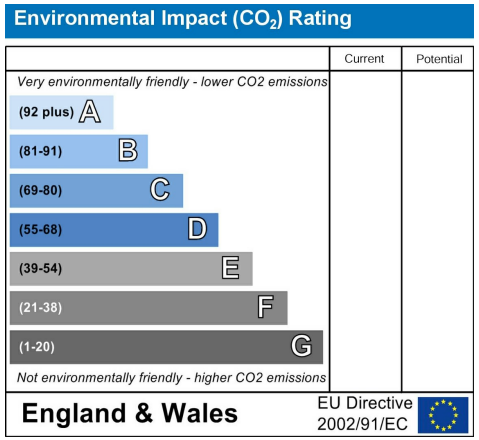
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax - New Build - TBA

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.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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