

**RUSH  
WITT &  
WILSON**



**Orchard End, New Road, Northiam, East Sussex, TN31 6HS.  
£535,000 Freehold**

**A spacious three bedroom detached bungalow occupying a idyllic country lane position of Northiam Village enjoying stunning south-facing frontal views across the neighbouring Sherbourne Valley. Set with a generous 0.20 acre plot this delightful home also offers an exciting prospect for further extension/enhancement subject to obtaining the relevant permissions. Accommodation currently comprises a 15ft living room with fireplace, separate dining room and conservatory, shaker kitchen, shower room suite and three generous bedrooms. Externally the property provides a sizeable front garden with established boundaries providing a choice of pleasant seating areas taking in the rural vista along with ample off road parking and attached garage. To the rear enjoys a private garden with raised area of lawn hosting a variety of well stocked planted borders, paved terrace and summerhouse. The immediate area offers an abundance of excellent walking routes into Northiam Village itself which 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**

Private block pave driveway providing ample off road parking extending to an attached single garage, front garden is laid to lawn enclosed established conifer and Laurel hedgerow, variety of planted evergreen dwarf conifers and shrubs, specimen Rhododendrons, paved path leading to a front terrace and main entrance, high level gate to side providing access to rear, external lighting, part-glazed uPVC door to porch.

### **Entrance Porch**

4'5 x 4'3 (1.35m x 1.30m)

Recessed lighting, uPVC windows to front and side aspects, quarry tile flooring.

### **Living Room**

15'4 x 15' (4.67m x 4.57m)

uPVC window to the front aspect enjoying stunning views, two radiators, fireplace housing a coal effect gas fire with decorative stone surround, power points, pendant lighting, archway leading to central hall, internal glazed door to further hall serving bedroom two and three.

### **Inner Hallway**

Open access from living room, carpeted flooring, access panel to loft over, radiator

### **Shower Room**

7' x 5'5 (2.13m x 1.65m)

uPVC window to the rear aspect, push flush wc, pedestal wash basin, ceramic wall tiling, heated towel radiator, shower enclosure with mixer.

### **Bedroom One**

13' x 10' (3.96m x 3.05m)

uPVC window to the front aspect with radiator below enjoying stunning rural views, full length fitted wardrobes via mirrored sliding doors, light, power points.

### **Kitchen**

11'1 x 9' (3.38m x 2.74m)

uPVC window to the rear aspect, further internal door to inner hallway, ceiling downlights, internal window to hall, wall mounted Worcester gas boiler, kitchen hosts a variety of matching base and wall units with oak shaker style doors beneath stone effect laminated counter tops, inset one and half composite basin with drainer and tap, inset four ring NEFF gas burner with tile splashback and extractor canopy over, integrated fridge, power points, fitted eye level AEG oven and grill, under counter space for dishwasher, radiator.

### **Dining Room**

10' x 9'1 (3.05m x 2.77m)

Radiator, internal French doors to conservatory, light, power points.

### **Conservatory**

10'7 x 7'8 (3.23m x 2.34m)

French doors from dining room, internal door to garage, French doors to the rear, further window to side, radiator, wall lighting.

### **Hallway**

Internal glazed door from living room, light, external part-glazed door to the rear elevations, internal glazed door and window to the kitchen, internal doors to bedroom two and three.

### **Bedroom Two**

15' x 10'3 (4.57m x 3.12m)

uPVC window to the front aspect, radiator, light, power point.

### **Bedroom Three**

11'8 x 8'9 (3.56m x 2.67m)

uPVC window to the rear aspect, radiator, light, power point.

### **Outside**

#### **Rear Garden**

Privately enclosed rear garden with paved pathway from the rear elevations, steps extending to a raised area of lawn flanked by well stocked and established borders, specimen bay and acer trees, raised terrace to one end with summer house.

#### **Garage**

17'3 x 8' (5.26m x 2.44m)

Manual up and over door, power points and lighting, stud wall partition, internal door to adjoining conservatory to rear.

#### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

#### **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.

Council Tax Band – D

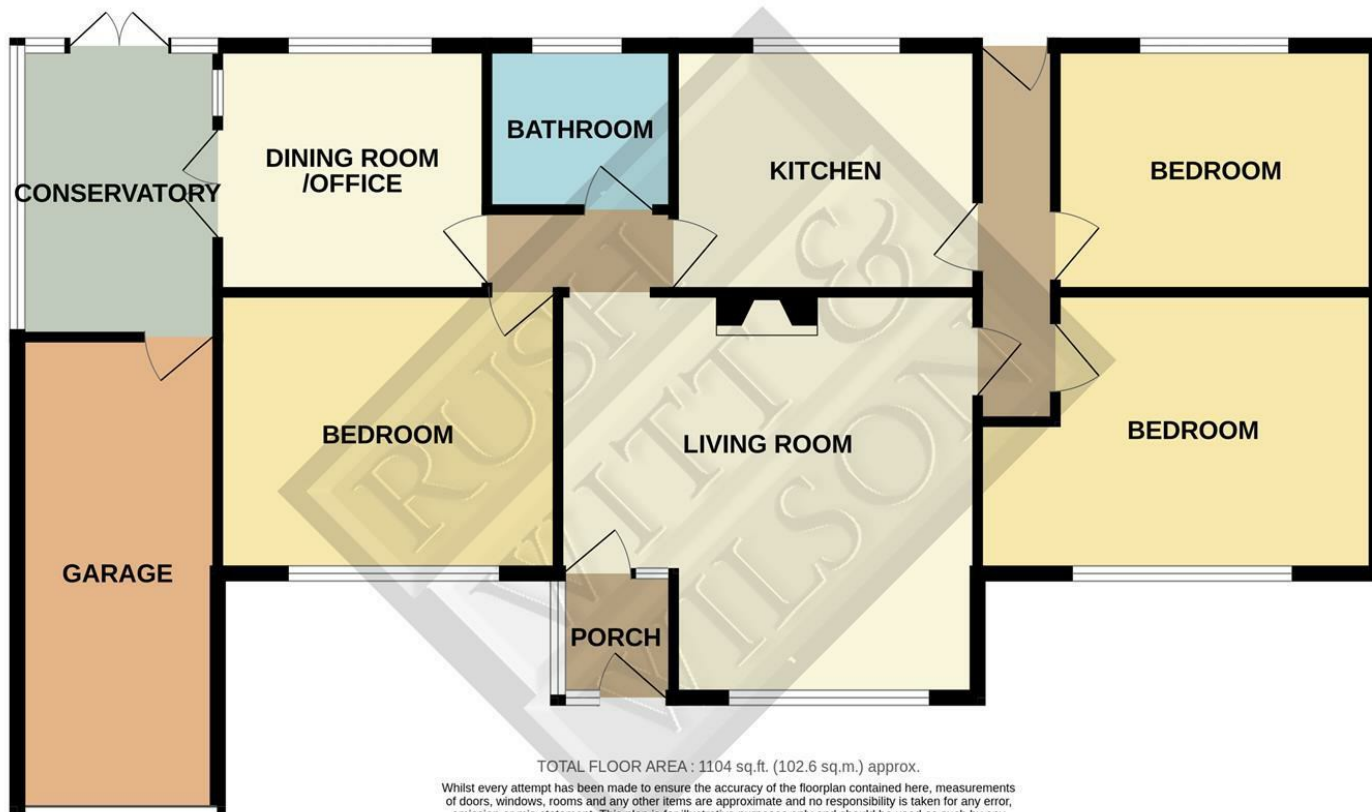
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-101) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(54-68) <b>C</b>	
(54-68) <b>D</b>		(39-53) <b>D</b>	
(39-53) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(11-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-10) <b>G</b>	
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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: 56  
Environmental Impact (CO<sub>2</sub>) Rating: 78

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