

**RUSH
WITT &
WILSON**



**Chasmeed, Mill Corner, Northiam, East Sussex, TN31 6HT.
£600,000 Guide Price.**

A beautiful 3/4 bedroom Grade II listed end of terrace cottage enjoying a truly idyllic rural lane position of Northiam Village complete with gardens / paddock to 0.44 acre. Located within the highly desirable and peaceful 'Hamlet' of Mill Corner this delightful home enjoys well balanced living accommodation comprising a generous double aspect Kitchen / dining room, utility, sitting room with open fireplace, snug and cloakroom. To the first floor are three principle double bedrooms, further single bedroom or optional office providing the ideal work from home space and main family bathroom suite. Outside the property offers ample parking to the front, wooden-five bar gates to the side provide access to the rear gardens complete with paved terrace, garage / workshop, extensive area of lawn enjoying a rural backdrop, fenced paddock and stable blocks. The area provides access to a choice of excellent walking routes both to the Village itself and neighbouring Village of Ewhurst Green. Northiam Village provides a choice of excellent walking routes, two convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street shopping is available at both Tenterden and Rye only a short distance away.



Front

Off road parking over hardstanding leading from the lane, front garden laid to lawn enclosed by mature hedgerow and low level close board fencing, specimen Magnolia tree, timber five bar gates to side elevations providing access to rear, planted borders, area of hardstanding to front, PIR external light, painted ledged and braced front door leading to Kitchen / dining room.

Kitchen / dining room

27'1 x 12'2 (8.26m x 3.71m)

Triple aspect room, ceramic tile flooring, external ledged and braced door to front, timber window to front with radiator below, further two windows to side aspect, window to rear, space for dining table, internal timber door to sitting room, internal door to snug, kitchen hosting a selection of fitted base and wall units with traditional shaker style doors beneath stone effect laminated work surfaces, inset one and half stainless bowl with drainer and tap, below counter space for appliances, space for oven, above counter level power points, bevelled metro wall tiling, radiator, consumer unit.

Sitting room

10'9 x 9'9 (3.28m x 2.97m)

Internal doors from snug and kitchen / dining room severally, carpeted flooring, window to front aspect, radiator, exposed brick open fireplace, power points, light.

Snug

13'5 x 8'4 (4.09m x 2.54m)

Internal door, Wooden flooring, two windows to utility room, internal door to sitting room, radiator, turned staircase to first floor landing, internal door to cloakroom.

Utility room

11'8 x 4'2 (3.56m x 1.27m)

Stable door from kitchen, exposed brickwork, two internal windows to snug, power points and lighting, external door to rear.

Cloakroom

Internal door, wooden flooring, push flush WC, extractor, wall mounted wash basin, light.

Stairs and landing

Turned carpeted staircase, access panel to loft over landing, light.

Bedroom 2

12' x 11'9 (3.66m x 3.58m)

Internal door, carpeted flooring, window to front aspect, exposed brick chimney breast, radiator, alcove storage cupboard, power points, light.

Office / bedroom 4

8'8 x 4'9 (2.64m x 1.45m)

Internal door, carpeted flooring, window to rear aspect, built in cupboards housing the boiler completed with slatted shelving, radiator, power points.

Bedroom 3

12'5 x 11' (3.78m x 3.35m)

Internal door, carpeted flooring, windows to front and side elevations, radiator, power points, light.

Bathroom

9'3 x 6'1 (2.82m x 1.85m)

Internal door, ceramic tile flooring, window to side, push flush WC, panelled bath suite, pedestal wash basin, radiator, extractor fan and light.

Bedroom 1

13'5 x 13'3 (4.09m x 4.04m)

Internal door, carpeted flooring, window to rear aspect with radiator below, aspect over garden and views beyond, power points and light.

Rear garden

Paved terrace from rear elevations, external tap, access to front via timber five-bar gates, close board fence with gate (right of way from neighbouring property), pergola covered seating area with climbing Clematis and Wisteria, extensive area of lawn enclosed by mature hedgerow, specimen Ash Tree, far reaching views over adjoining countryside, four bay stable block complete with power and lighting, external tap, enclosed paddock with five-bar gate and low level post and rail fencing, hay barn and hen house, further outbuilding.

Stable block**Garage / workshop / tack room**

20'2 x 12'3

Timber doors to front 20'2 x 12'3, adjoining tack room via external door 12'3 x 7'3

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

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 630 SQ.FT.
(58.6 SQ.M.)

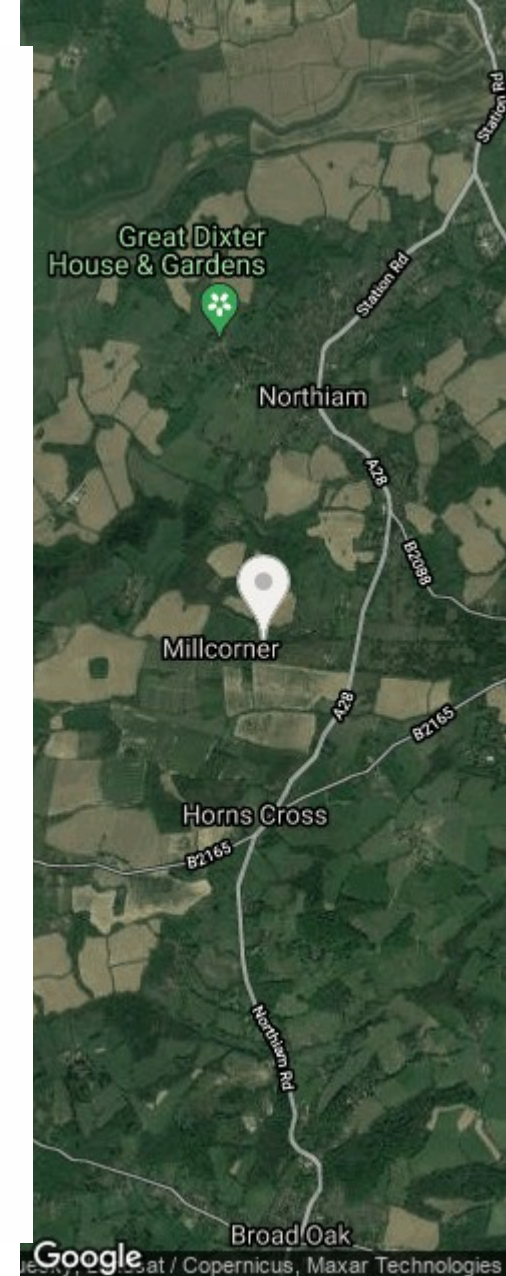


1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (111.9 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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