

**RUSH
WITT &
WILSON**



**Little Domons, Higham Lane, Northiam, East Sussex, TN31 6JT.
£525,000 OIEO Freehold**

A stunning three bedroom attached Grade II listed Cottage located within a highly desirable and incredibly private country lane position close of Northiam Village within a stones throw of the well renowned Great Dixter House and Gardens. Set within a truly idyllic setting this delightful home offers privacy and seclusion yet situated within a short stroll of the popular Village amenities and excellent walking routes. Accommodation to the ground floor comprises a reception hall with WC, shaker style kitchen with beautiful adjoining garden room with underfloor heating and generous 22ft living room with attractive bay window and fireplace with multi-fuel stove. To the first floor are two spacious double bedrooms to include an impressive master bedroom with 10ft ceiling heights and a range of built in wardrobes complimented by a well appointed main bathroom suite. To the second floor enjoys a well-lit 17ft home office or studio and additional double bedroom. Outside offers an incredibly private and low maintenance rear garden accessed via a gated entrance providing ample off road parking, car port and large garage. 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. Vendors suited.



Entrance and gardens to rear

Shingled communal driveway from lane leading to high level timber gates, planted shrub borders to front elevations, block paved driveway from gated entrance elevating to one end providing access to a detached garage and car port, driveway extends to a covered entrance with external lighting, block paved seating area with French doors to garden room, flagstone steps leading to a brick edged shingled path hosting a variety of flowering shrub and perennial borders, areas of astro turf lawn enclosed by a combination of mature hedgerow and close board fencing.

Car port

18' x 9'4 (5.49m x 2.84m)

External PIR light, external power point, garden store to one end, compost area.

Garage

20'5 x 12'3 (6.22m x 3.73m)

Timber double doors to front, power points, lighting, external leaded light window to side.

Reception hall

8'3 x 8' (2.51m x 2.44m)

Oak front door with decorative leaded viewing pane, quarry tile flooring, window to rear aspect, consumer unit, turned carpeted staircase to first floor, cupboard via oak door with space for tumble dryer and laminated counter top with shelving over housing the gas boiler, internal oak door to WC, further low level oak doors to kitchen, ceiling light, radiator, power point, heating thermostat.

Cloakroom

4'7 x 4'3 (1.40m x 1.30m)

Internal oak door with latch, tile effect vinyl flooring, ceiling light and extractor fan, under floor heating thermostat, fitted low level cupboards via painted doors beneath tumbled limestone counter tops, limestone splashback, vanity unit with inset basin, concealed push flush WC.

Kitchen

12' x 8'1 (3.66m x 2.46m)

Ceramic tile flooring, open access to adjoining garden room, with retractable screen blind, inset ceiling downlights, oak ledged door to main living room, painted exposed brickwork, larder cupboard via oak door, kitchen hosts a variety of matching base and wall units with shaker style doors

beneath marble counter tops with engineered drainer grooves and matching upstands, undermounted stainless bowl with drainer and tap, further boiling hot water tap, integrated 50/50 fridge freezer, integrated BOSCH microwave / oven, further BOSCH integrated oven and grill below, inset four ring gas burner with extractor canopy and light over, above counter level power points and wall unit downlighting.

Garden room

12'8 x 10' (3.86m x 3.05m)

Open access from kitchen, ceramic tile flooring, triple aspect room with French doors to side and open outlook over the rear garden, space for dining table and chairs, wall mounted electric digital heater, underfloor heating thermostat, pitched roof with ceiling light / fan, full range of fitted retractable blinds.

Living room

22'4 x 14'6 (6.81m x 4.42m)

Internal oak ledged door, carpeted flooring, exposed joinery, fireplace housing a fitted multi-fuel cast iron stove with fitted cast iron hood over a part brick and quarry tile hearth, leaded light bay window to side aspect, series of wall lights, two double radiators, power points, tv point, heating thermostat.

Stairs and landing

Turned carpeted staircase with leaded sash window to side aspect, painted handrail, light, further turned carpeted staircase to second floor accommodation.

Bedroom 2

14'4 x 10'8 (4.37m x 3.25m)

Internal oak door, carpeted flooring, sash style window to front aspect with radiator below, built in shelving over bulkhead, phone point, ceiling light, airing cupboard via oak door housing the water water tank and slatted shelving, power points.

Bathroom

11'1 x 5'9 (3.38m x 1.75m)

Internal oak door, ceramic tile flooring, obscure leaded window to rear aspect, ceiling downlights and extractor fan, oak panel bath suite with concealed mixer with pull out rinser, ceramic wall tiling, Imperial suite comprising push flush WC and oak vanity unit with inset basin and

cupboards below, corner shower enclosure with mixer, towel rail, access panel above.

Bedroom 1

15'4 x 11'4 (4.67m x 3.45m)

Internal oak door, carpeted flooring, leaded sash style window to the side aspect, ceiling light with fan, radiator, feature fireplace with marble and timber surround, marble hearth, walk-in wardrobe via oak door complete with hanging rails, shelving and light, further built in double wardrobe via oak doors complete with hanging rails, adjacent built in cupboard with shelving via oak door, power points.

Stairs to second floor accomodation

Turned carpeted staircase, painted handrail.

Home office / Studio

17'8 x 10'7 (5.38m x 3.23m)

Carpeted flooring, leaded window to front aspect, Velux window to side, radiator, LED lit ceiling lights, power points, internal oak door to bedroom 3.

Bedroom 3

13'8 x 13'7 (4.17m x 4.14m)

Internal oak door, carpeted flooring, leaded dormer window to side aspect, further leaded window to rear, LED lit ceiling light, power points, radiator, built in cupboards with shelving via timber doors.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

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



1ST FLOOR



2ND FLOOR



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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