

**RUSH
WITT &
WILSON**



**Corner Field, Dixter Lane, Northiam, East Sussex, TN31 6PR.
£495,000 Freehold**

CHAIN FREE - A spacious three bedroom detached bungalow with generous gardens occupying a peaceful country lane position of Northiam Village and within close proximity to the local amenities. Considered in need full refurbishment throughout this delightful home provides well balanced living space comprising a spacious reception hallway, three well-lit double bedrooms, two bathroom suites, kitchen, 19ft living / dining room and 22ft adjoining conservatory. Outside enjoys provides large front and rear gardens enjoying a variety of pleasant seating areas and choice of useful outbuildings. To the front offers ample off road parking via a private gated entrance and large attached garage. The property is located within walking distance to the popular Great Dixter House and Gardens, two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Front

Timber five bar gated entrance providing ample off road parking to front over hard standing, driveway extends to attached single garage, front garden laid to lawn enclosed by mature hedgerow boundaries enjoying a choice of pleasant seating areas, specimen silver birch trees, high level wrought iron gate to side with access to rear, external lighting, planted shrub border with specimen Wisteria, covered entrance with hardwood front door.

Reception hallway

8'9 x 7'4 (2.67m x 2.24m)
Parquet flooring, access panel to loft over with pull down ladder, radiator, power point.

Bedroom 2

11'4 x 8' (3.45m x 2.44m)
Internal door, timber flooring, window to front aspect with radiator below, pendant light, power points.

Bedroom 1

11'9 x 10'9 (3.58m x 3.28m)
Internal door, engineered oak flooring, window to front aspect with radiator below, pendant light, power points.

Bathroom

8'1 x 7'9 (2.46m x 2.36m)
Internal door, ceramic tile flooring, obscure window to side, push flush WC, pedestal wash basin, bath suite with traditional taps, cupboard with slatted shelving, heated towel radiator, ceiling downlights.

Living / dining room

19'8 x 14'9 narrowing to 10'9 (5.99m x 4.50m narrowing to 3.28m)
Internal door from reception hall, stripped timber flooring, window to rear aspect with radiator below, internal doors to conservatory to rear, radiator, fireplace housing a coal effect gas fire, variety or power points, internal to kitchen and further door to lobby serving bedroom three, shower room and internal access to garage.

Kitchen

10'9 x 7'9 (3.28m x 2.36m)
Internal door, wood effect laminate flooring, window to rear aspect, external door and step down to lean to side porch, fitted base units with laminated counter tops, inset single stainless basin with drainer and tap, internal window to lean to, light, access panel to loft, radiator.

Lean to side porch

9'8 x 4'1 (2.95m x 1.24m)
External door from kitchen, timber frame construction, external doors to front and rear, power points.

Conservatory

22'6 x 9'3 (6.86m x 2.82m)
Internal glazed doors from living / dining room, timber frame construction with poly carbonate roof, windows and external door to rear aspect, radiator, paved flooring, internal sliding doors to bedroom three.

Lobby

Internal door from living room, internal door to bedroom three, shower room and to rear of garage.

Bedroom 3

13'7 x 9'8 (4.14m x 2.95m)
Internal door, oak effect laminate flooring, internal sliding doors to conservatory, radiator, light, power points.

Shower room

9'3 x 5'3 (2.82m x 1.60m)
Internal door, ceramic tile flooring, obscure window to side aspect, push flush WC, pedestal wash basin, shower enclosure, radiator.

Rear garden

Privately enclosed rear garden enjoying a south-east facing orientation, paved terrace to rear elevations with steps leading onto a main body of lawn enclosed by established boundaries and close board fencing with gate to side, high level gate with access to side and front, outside via door with window to side complete with power and lighting (11' x 6'4), variety of established fruit trees, planted shrub and rose borders, further outhouse via door complete with power (9'5 x 4'6), lined fish pond to one end, high level fencing to rear boundaries.

Garage

17'3 x 13'8 (5.26m x 4.17m)
Electrically operated roller door to front, window and external door to side, internal door to internal accommodation, power points, lighting.

Services

Gas fired central heating system.
Mains drainage.
Local Authority - Rother District Council. Band D.

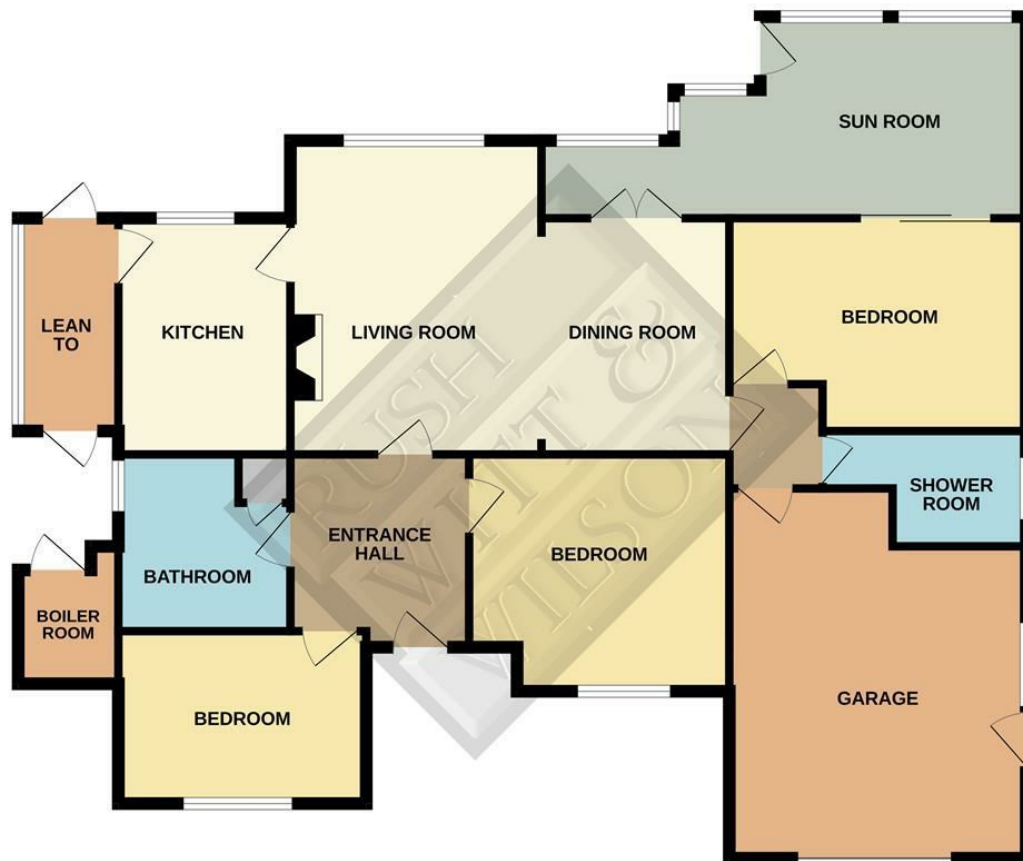
Agents note

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.



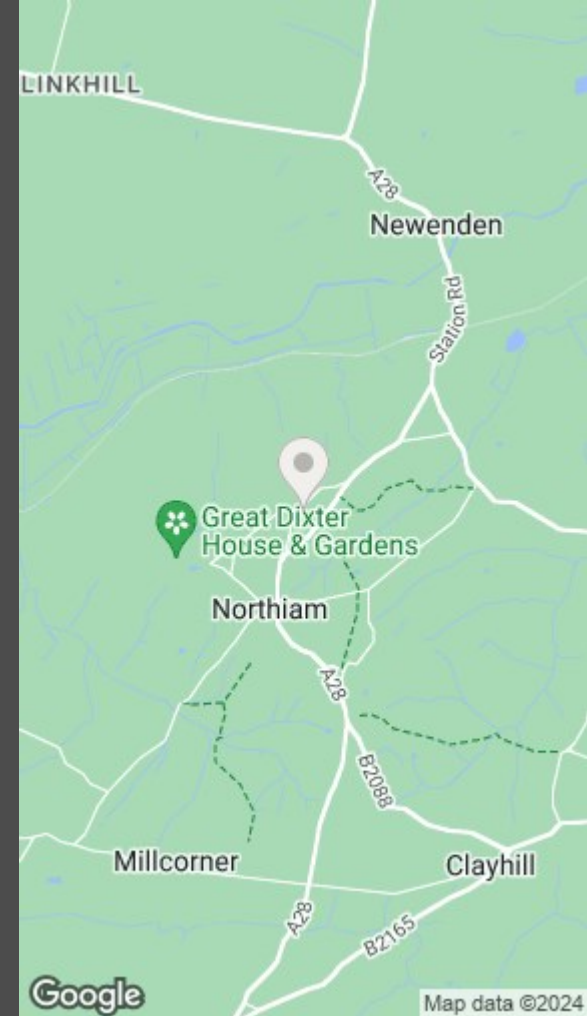


GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	57	74	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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