

**RUSH  
WITT &  
WILSON**



**Greendale, New Road, Northiam, East Sussex, TN31 6HS.  
£625,000 Freehold**

**CHAIN FREE - A beautifully presented three bedroom detached bungalow occupying a quiet country lane position on the edge of Northiam Village enjoying far reaching southerly views across the neighbouring Sherborne Valley. Located just a mile from the Village centre and it's amenities this delightful home enjoys a bright and well presented accommodation throughout comprising a 20ft double aspect main living room with open fireplace, separate dining room with French doors to the front enjoying the rural vista, modern kitchen / breakfast room with DeDietrich appliances and adjoining utility with WC, main shower room suite, three principal double bedrooms to include a spacious master bedroom with full length built in wardrobes and generous en-suite bathroom. Outside enjoys a private rear garden with raised paved seating area, area of lawn with established planted beds and garden shed with seating bay. To the front offers a attractive front garden with paved seating area via a gated entrance providing ample off road parking incorporating turning bay and attached garage via wisteria covered pergola. 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.**



**Front**

Block paved driveway to front and side elevations accessed from lane via double timber five bar gates enclosed by mature hedgerow, turning bay to front with area of lawn and well stocked planted borders, open southerly vista across New Road to the Sherborne Valley, paved seating area, paths to each to side elevations with access to rear, Wisteria covered pergola over drive to side leading to attached garage, external glazed doors to front accessed from dining room, UPVC door to side leading to entrance porch.

**Porch**

UPVC glazed doors to side, quarry tile flooring, exposed brickwork, light, hardwood part glazed door with sidelight window to inner hallway.

**Hallway**

Engineered Oak flooring, radiators, light, fitted cupboards, airing cupboard, access panel to loft, power point.

**Dining Room**

13'4 x 9'9 (4.06m x 2.97m)  
Internal door from hall, engineered Oak flooring, open archway to living room, UPVC window to side with radiator below, French doors to front terrace, light, power points.

**Living Room**

20'7 x 16'7 (6.27m x 5.05m)  
Internal glazed door from hall, engineered Oak flooring, open archway to dining room, pendant light with dimmer controls, UPVC bay window and further window to side each with radiators below, exposed brick fireplace with York stone hearth, seating bay with shelving, power points, TV point.

**Kitchen / Breakfast Room**

13'4 x 9'9 (4.06m x 2.97m)  
Internal door, ceramic tile flooring UPVC window to side aspect, internal door to lobby serving utility room, ceiling strip light, space for breakfast table, radiator, recess for freestanding fridge / freezer, kitchen hosts a selection of fitted base and wall units with ivory high gloss doors beneath stone effect laminated worksurfaces, four ring Dedietch induction hob matching stainless steel extractor canopy and light over, variety of power points, eye level Dedietch double oven with grill, under counter space for dishwasher, inset single stainless bowl with drainer and tap.

**Rear lobby**

5'6 x 3'5 (1.68m x 1.04m)  
Internal door from kitchen / breakfast room, ceramic tile flooring, part glazed external door to side, fitted countertop with space for appliances below, wall mounted Worcester BOSCH gas boiler, internal door to utility / WC.

**Utility Room / WC**

5'9 x 5'6 (1.75m x 1.68m )  
Internal door, Velux style window to side aspect, ceramic tile flooring, push flush WC, pendant light, radiator, base unit with space for washer / dryer below, laminated counter top with inset bowl and tap, power points.

**Bedroom Two**

13'4 x 8'8 (4.06m x 2.64m)  
Internal door, carpeted flooring, UPVC window to side aspect with radiator below, light, power points.

**Bedroom Three**

10'2 x 9'3 (3.10m x 2.82m)  
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, power points.

**Shower Room**

8' x 6'8 (2.44m x 2.03m)  
Internal door, ceramic tile flooring, obscure UPVC window to rear, towel radiator, vanity unit with cupboards below, push flush WC, wall mounted mirror with light, double corner shower enclosure with screen door and mixer.

**Bedroom One**

11'9 x 11'5 (3.58m x 3.48m)  
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, full length built in wardrobes with mirrored doors, additional fitted wardrobe via double doors, internal door to en-suite bathroom, light, power points.

**En-Suite Bathroom**

11'1 x 6'4 (3.38m x 1.93m)  
Internal door, stone effect vinyl flooring obscure UPVC window to side aspect, ceramic wall tiling, panelled bath suite, push flush WC, towel radiator, vanity cupboard below, wall mounted mirror with light over.

**Outside**

**Rear Garden**

Privately enclosed rear garden with concrete path and flagstone steps to a Sandstone paved seating area, garden shed with power and adjacent covered seating bay overlooking an area of lawn enclosed by close board fencing and mature hedgerow, variety of planted ornamental evergreen shrubs and specimen Birch tree, shed over hard standing, external door to rear of garage and further part glazed door to utility room to side.

**Garage**

18' x 10' (5.49m x 3.05m)  
Electric up and over door, UPVC window to rear, further UPVC window and part-glazed door to side leading to the rear garden, power points, light and tap.

**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.

Council Tax Band – E

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.



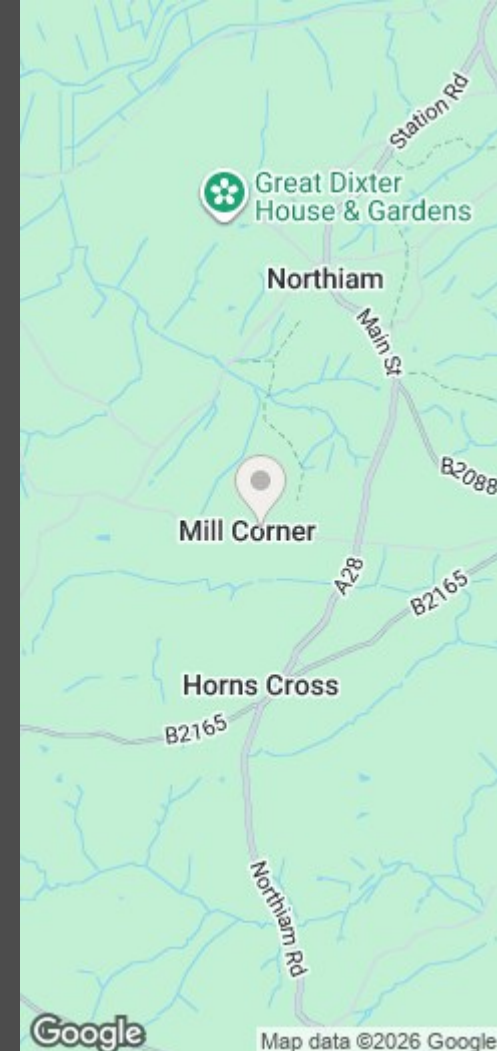


GROUND FLOOR  
1435 sq.ft. (133.3 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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 |                                                                 |                         |           |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |                                                | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |                                                | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |                                                | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |                                                | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |                                                | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |                                                | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |                                                | England & Wales                                                 | EU Directive 2002/91/EC |           |

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