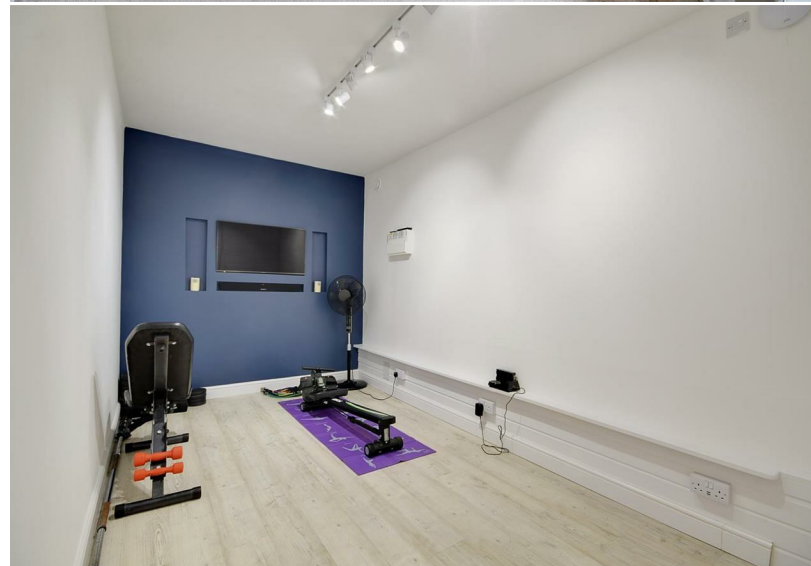


**RUSH  
WITT &  
WILSON**



**Evawood, Station Road, Northiam, East Sussex, TN31 6QD  
£535,000 Guide Price Freehold**

**An immaculately presented four bedroom detached family home constructed in 2012 to a high specification designed to offer a spacious and contemporary living accommodation located within the highly sought after Village of Northiam and it's local amenities. Accommodation comprises a spacious main living room, insulated home gym (formerly garage), ground floor office, cloakroom and a 22' open plan fitted kitchen / dining room with granite work surfaces and aluminium bi-folding doors to the rear gardens and terrace. On the first floor are four principle double bedrooms with a newly installed stylish en-suite shower room and main family bathroom suite. Outside enjoys a private and low maintenance rear garden with a full width grey Indian Sandstone terrace and seating area with feature mood lighting, area of lawn with lavender edged path leading to further decked terrace with timber framed bar and feature garden lighting providing excellent alfresco or entertaining areas. To the front offers ample off road parking and integral garage. Benefits include underfloor heating on the ground floor, pressurised gas central heating system and remaining NHBC. Northiam Village 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

Shingled drive to front providing ample off road parking leading to integral garage, front garden is laid to lawn with post and rail fence to front elevations with Buxus hedging, feather edged fence to side with gate, shingled storage area to side with access to rear garden and external power point, external wall mounted lanterns, obscure glazed leaded composite front door.

## Entrance hall

Ceramic tile flooring, wall mounted under floor heating thermostat, inset LED down lights, internal door to garage, turned carpeted staircase to first floor

## Living room

18'7 x 9'4 (5.66m x 2.84m)

Internal Oak door, carpeted flooring, window to front elevations, selection of power points and TV point, wall mounted under floor heating thermostat and touch light switch controls.

## Gym

16'7 x 7'8 (5.05m x 2.34m)

Internal Oak door from hall, Wood effect laminate flooring, selection of cupboards with built in shelving via painted Louvre doors housing wall mounted Worcester BOSCH boiler and consumer unit, un-vented cylinder, a selection of power points with USB ports, space for tumble dryer, ceiling lights with dimmer controls, stud wall partition to front with niche to support home cinema speaker system and flat screen TV, air vent and extractor fan.

## Cloakroom

7'8 x 4'1 (2.34m x 1.24m)

Oak internal door, ceramic tile flooring, obscure glazed window to side, contemporary Oak effect wall hung vanity unit with freestanding basin and tap, decorative mosaic tile splash back, Oak effect back to wall WC.

## Office

8'2 x 7'10 (2.49m x 2.39m)

Internal oak door, carpeted flooring, window to side, power points and TV connections.

## Kitchen / dining room

22'4 x 13'5 (6.81m x 4.09m)

Internal oak door, ceramic tile flooring, window and Aluminium bi-folding doors to rear terrace and garden, dimmer wall lighting controls, inset LED down lights, kitchen comprises a selection of fitted base and wall units with high gloss shaker doors beneath granite work surfaces, matching up stands and sill, breakfast bar with space for stools below, one and a half ceramic basin with mixer tap and rinser, selection of above counter power points, BOSCH 5 ring gas hob with stainless steel extractor canopy and light above, decorative tile splash backs, two integrated BOSCH ovens, and microwave, integrated 50/50 fridge / freezer, pull out tower storage larder unit, integrated BOSCH dishwasher, integrated SMEG washing machine, ceiling mounted speakers, wall mounted garden lighting controls.

## Stairs and landing

Turned carpeted staircase to first floor landing, painted wooden balustrade, access panel to loft, inset LED down lights, wall mounted Honeywell Home wall thermostat.

## Master bedroom

14' x 10'3 (4.27m x 3.12m)

Internal Oak door, carpeted flooring, window to front aspect with radiator below, selection of power points and access to en-suite shower room.

## En-suite shower room

6'4 x 4'1 (1.93m x 1.24m)

Internal Oak door, geometric laminate flooring, obscure glazed window to side, wall mounted corner wash basin with tap, push flush WC, chrome ladder towel rail, ceramic wall tiling, walk in shower enclosure via screen door, ceramic wall tiling incorporating niche shelving with feature lighting, concealed shower mixer with rainfall head.

## Bedroom 2

13'6 x 11'7 (4.11m x 3.53m)

Internal oak door, carpeted flooring, window to front aspect, further Velux style window to side, power points and double radiator.

## Bedroom 3

11'7 x 8'9 (3.53m x 2.67m)

Internal oak door, oak effect laminate flooring, window to rear, double radiator, selection of power points.

## Bedroom 4

10'3 x 8'9 (3.12m x 2.67m)

Oak door, carpeted flooring , window to rear aspect with radiator below, power points, ceiling light.

## Family bathroom

6'6 x 5'9 (1.98m x 1.75m)

Internal Oak door, decorative geometric laminate flooring, push flush WC, pedestal wash basin, LED down lights and extractor fan, shower bath suite with ceramic wall tiling, thermostatic shower mixer with waterfall shower head and Vado digital shower controls, chrome ladder heated towel rail, wall mounted anti-mist mirror with LED digital clock and light.

## Rear garden

Privately enclosed rear garden with a full width Grey Indian Sandstone paved terrace and seating area from rear elevations, Aluminium bi-folding doors from kitchen / dinging room, low level brick retaining wall and flagstone path to an open area of lawn enclosed by close board fencing, planted lavender borders with plumb slate chippings, external up and down lights, shingled side storage area via gate, external power point and tap, raised decked terrace seating area to one end with planted railway sleeper borders, timber framed bar complete with lighting and power, feature garden lighting.

## 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.

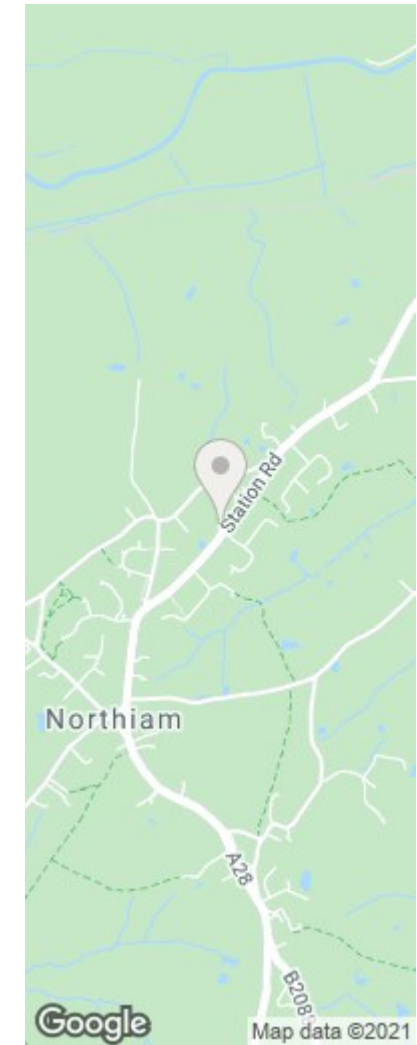
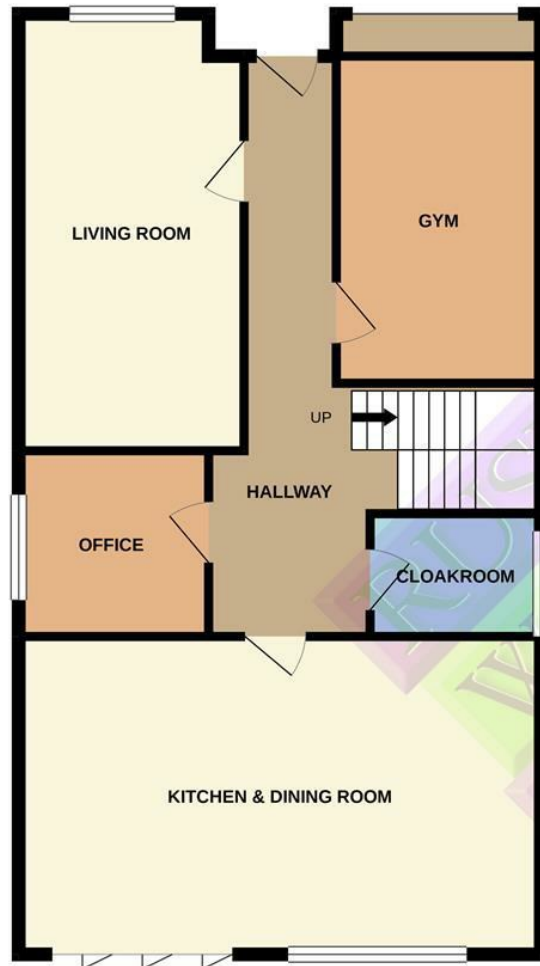
## Services

Mains gas central heating system and drainage.

Local Authority - Rother District Council. Band F.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	92	85	93

Energy Efficiency Rating: 84 (Current), 92 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 85 (Current), 93 (Potential).

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. Made with Metropix ©2021.



Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk