

**RUSH
WITT &
WILSON**



**Baytrees, Ilex Close, Northiam, East Sussex, TN31 6DW.
£925,000 Guide Price.**

A stunning four bedroom detached family residence constructed in 2016 occupying an enviably private position of Northiam Village with gated entrance and elegantly designed landscaped gardens. Accommodation comprises a spacious entrance hallway with turned Oak staircase, ground floor office / study, cloakroom, beautifully lit 25ft shaker style Kitchen / breakfast room with bi-folding doors to the rear terrace, utility room, main living room with striking open fireplace, bi-folding doors to the rear and internal glazed door to a further sitting room with bay window. To the first floor a generous landing space with vaulted ceiling serves four principal bedrooms each with built in wardrobes to include a master suite with walk-in dressing room and stylish en-suite shower room, further guest suite with en-suite shower room, two additional good sized bedrooms and main family bathroom suite with Heritage sanitary ware. Externally the property is approached via a gated entrance providing ample off road parking and detached double garage. To the rear offers an incredibly private landscaped rear garden with large Indian sandstone paved terrace with awning, painted Chelsea cedar summerhouse, formal lawns with well stocked planted beds providing a variety of seating areas, Swift greenhouse with potting room and kitchen garden with raised beds. 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

Private road leading to electronically operated gated entrance, further high level pedestrian gate, block pave driveway to front providing ample off road parking and access to detached double garage with clock tower, low level wall with wrought iron railing and planted Beech trees, exterior lighting, covered entrance with composite leaded front door to inner hall, planted Buxus borders, sandstone paved pathways to each side elevations with high level gates to rear.

Entrance hall

13'5 x 10'2 (4.09m x 3.10m)

Composite front door with decorative viewing pane, sidelight windows with fitted plantation shutter blinds, inset coir mat, oak flooring with underfloor heating and turned oak staircase with carpeted runner to first floor landing, cupboard below with sensor light, further window to front, egg and dart cornice, under floor heating wall thermostat.

Office / Study

9'5 x 7'4 (2.87m x 2.24m)

Internal oak door, engineered oak flooring, window to front with fitted plantation shutter blind, under floor heating wall thermostat, built in cupboard with sliding doors housing the Worcester BOSCH gas boiler, underfloor heating manifolds and 300 litre un-vented cylinder, power point, TV and phone connection.

Cloakroom

Internal oak door, marble effect floor tile flooring, marble effect metro wall tiling, WC and glass corner wash basin, ceiling down light and extractor.

Sitting room

15' x 14'4 (4.57m x 4.37m)

Internal oak door from hall, engineered oak flooring, bay window to front with fitted plantation shutter blinds, internal glazed Oak sliding doors to living room, under floor heating wall thermostat, egg and dart cornice, ceiling light, various power points, TV point.

Kitchen / dining room

25'4 x 11'8 (7.72m x 3.56m)

Internal oak door from hall, ceramic tile flooring, window and bi-folding doors to rear, kitchen offers a selection of fitted base and wall units with light grey shaker doors beneath solid fleck quartz work surfaces with matching up stands and sills, double under mounted stainless bowl with mixer tap and drainer grooves, inset four ring BOSCH induction hob with stainless extractor canopy an light above, Marble splashback, half height Hotpoint oven and grill, integrated BOSCH dishwasher and pull out bin, integrated 50/50 fridge / freezer, pull out tower larder, open access to living room, island unit with marble countertop incorporating breakfast bar and wine cooler below, internal door to utility room, down lights, under floor heating wall thermostat, TV point, floor mounted power points.

Utility room

8'5 x 5'3 (2.57m x 1.60m)

Internal oak door, ceramic tile flooring, window to side, fitted base and wall units and shaker doors and quartz work surfaces, under mounted stainless bowl with mixer tap and drainer grooves, space for freestanding fridge / freezer, under counter space for washing machine and dryer.

Living room

15'2 x 12'5 (4.62m x 3.78m)

Open access from kitchen, engineered oak flooring, bi-folding doors to rear garden, egg and dart cornice, internal Oak glazed sliding doors to sitting room, open fireplace with decorative marble surround and granite hearth, under floor heating wall thermostat, power points and TV connections.

Stairs and landing

Turned oak staircase with carpeted runner, oak balustrade to carpeted first floor landing, vaulted ceiling, large storage cupboard via oak door with light and power point, further airing cupboard with slatted shelving, double radiator.

Bedroom 1

14'4 x 10'6 (4.37m x 3.20m)

Internal oak door, carpeted flooring, window to rear with fitted plantation shutter blinds, radiator, internal door to ensuite shower room, double fitted wardrobes with oak doors and access to dressing room, power points and TV connections.

Dressing room

9'8 x 7' (2.95m x 2.13m)

Internal door, carpeted flooring, ceiling down lights, Fakro Velux style window to rear, transom window to landing, radiator, power points.

En-suite shower room

9'3 x 4'5 (2.82m x 1.35m)

Internal door, stone effect tile flooring, obscure glazed window to side, combination Heritage vanity unit with marble effect top and cupboards below, wall mounted mirror with light, shower enclosure with contemporary mixer, chrome heated towel rail, extractor.

Bedroom 2

14'4 x 10'5 (4.37m x 3.18m)

Internal oak door, carpeted flooring, window to front with radiator below and fitted plantation shutter blinds, wardrobes via oak doors, further single wardrobe with hanging rail and built in drawers below, power and points and TV connections.

Bedroom 3

12'2 x 10'4 (3.71m x 3.15m)

Internal oak door, carpeted flooring, window to front with fitted plantation shutter blinds, radiator, two sets of double wardrobes complete with hanging rails and pull out drawers below, access to ensuite, power and points and TV connections.

En-suite shower room

9' x 3'8 (2.74m x 1.12m)

Internal door, stone effect ceramic tile flooring, obscure glazed window to side,

push flush WC, Heritage vanity unit with marble effect top and cupboards below, wall mounted mirror with light, shower enclosure with contemporary mixer, chrome heated towel rail, extractor.

Bedroom 4

12'2 x 11' (3.71m x 3.35m)

Internal oak door, carpeted flooring, window to rear with fitted plantation shutter blind, radiator, two sets of double wardrobes complete with hanging rails and pull out drawers below, access panel to loft space, power and points and TV connections.

Family Bathroom

11'2 x 6'5 (3.40m x 1.96m)

Internal Oak door, marble effect floor tiling, marble effect metro wall tiling, Fakro Velux style window to front with pull down black out blind, push flush WC, corner bath suite with shaker style panelling, Heritage vanity unit with cupboards below, wall mounted mirror with light, corner shower enclosure with contemporary mixer, chrome heated towel rail, extractor.

Rear gardens

A privately enclosed and landscaped rear garden enjoying a south easterly facing aspect with part-wooded backdrop enclosed by a combination of mature hedgerow and close board fencing, led from the rear elevations by a full width grey Indian Sandstone paved terrace providing the ideal alfresco dining / entertaining space with remote operated awning, external lighting, Chelsea painted cedar summerhouse complete with power and lighting (12' X 8'), high level gate to side elevations with storage area for bins and gate to front, further high level gate to western elevations with path to front, Indian sandstone paths from terrace forming a cross through formal lawns with low level planted Buxus hedging, pathways lead to a variety pleasant seating areas flanked by well stocked planted borders, path and oyster shell pathway leading to kitchen garden with raised beds and Swift greenhouse with

potting room via low level picket fencing and gate, gutter-fed water butts.

Double garage

19'5 x 19'1 (5.92m x 5.82m)

Twin electrically operated up and over doors, power supply and lighting, two Velux style windows to the rear aspect, external tap.

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.

Mains Drainage.

Local Authority - Rother District Council.

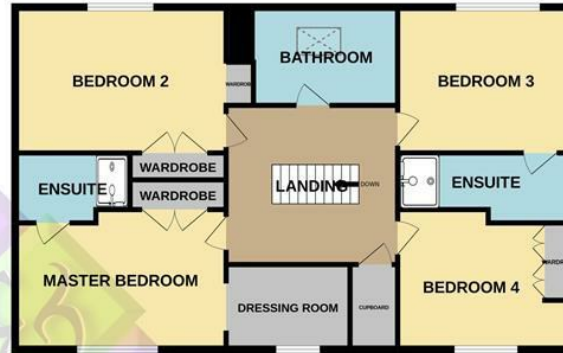
Band F.





GROUND FLOOR

1ST 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	100	86	100

Energy Efficiency Rating: 85 (D) / Potential: 100 (A+)

Environmental Impact (CO₂) Rating: 86 (D) / Potential: 100 (A+)

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