

**RUSH
WITT &
WILSON**



**Juniper House, 6 Cedar Close, Northiam, East Sussex, TN31 6PL.
£825,000 Guide Price.**

An exceptionally well presented four bedroom detached executive family home occupying a quiet and highly desirable country lane position of Northiam Village backing on to open fields. Constructed to a very high standard in 2016 this delightful home offers well balanced and spacious family living arranged over two floors. The property is greeted by a generous reception hall proving access to a cloakroom, 25ft contemporary style kitchen / dining room with separate utility, double aspect main living room with wood burning stove an French doors to the rear, office and further sitting / TV room with additional French doors to the rear enjoying a rural vista over neighbouring fields. A turned Oak staircase leads to a spacious landing serving four principle double bedrooms to include guest and master bedrooms each with en-suite shower rooms in addition to the main family bathroom suite. Outside enjoys a private rear garden with Indian sandstone and composite deck terraces providing the perfect alfresco dining or entertaining spaces, flagstone steps lead to an area of lawn hosting a variety of well stocked planted borders with a charming woodland backdrop. To the front offers off road parking and double 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.



Front

Block-pave driveway to front leading to attached double garage, external lighting, area of lawn with gate to rear, Indian sandstone path with planted Buxus hedging to covered entrance, planted flowering shrub borders to front, climbing roses, external light, hardwood part glazed external door with sidelight windows to reception hall.

Reception hall

Engineered Oak flooring, underfloor heating thermostat, inset coir mat, ceiling downlights, power point, phone point, double in cupboard via double Oak internal doors complete with hanging rail and shelving over, manifolds for underfloor heating, turned Oak carpeted staircase to first floor with cupboard below via Oak door.

Cloakroom

Internal Oak door, engineered Oak flooring, back to wall push flush WC, ceiling downlights, extractor fan, wall mounted vanity unit with basin and tap.

Kitchen / dining room

25'8 x 13'4 (7.82m x 4.06m)
Internal Oak door, engineered Oak flooring, window to front aspect with fitted plantation shutter blind, space for dining table and chairs with pendant light over, power points, underfloor heating thermostat, internal Oak door to cupboard with shelving and light, window to kitchen end with aspect to rear, internal Oak door to utility room, kitchen hosts a selection of fitted base and wall units with high gloss doors with Oak block worktops over, matching upstands, variety of above counter level power points, wall unit and plinth lighting, fitted LEISURE cuisine master range style double oven with five ring gas burner, extractor canopy and light over, stainless steel splashback, integrated NEFF dishwasher, integrated 70/30 fridge / freezer, freestanding shaker style island with Marble countertop incorporating breakfast bar, cupboards, drawers and wine rack below.

Utility room

10' x 6'8 (3.05m x 2.03m)
Internal Oak door, engineered Oak flooring, part-glazed external door and window to rear aspect, ceiling downlights and extractor fan, underfloor heating thermostat, fitted base units with high gloss doors beneath Oak block worktops, inset single stainless bowl with drainer and tap, below counter space for washing machine, integrated dryer, tower larder, power points.

Living room

17' x 16'3 (5.18m x 4.95m)
Double internal Oak doors, engineered Oak flooring with underfloor heating thermostat, two windows to side aspect, French doors with sidelight windows to rear aspect, pendant lighting, fireplace with Oka bressumer housing a cast iron wood burning stove over a polished granite hearth, power points, TV point.

Office / study

9' x 9' (2.74m x 2.74m)
Internal Oak door, engineered Oak flooring, window to side aspect with fitted plantation shutter blind, pendant light, under floor heating thermostat, power points, phone point.

Sitting / TV room

16' x 11' (4.88m x 3.35m)
Internal Oak door, engineered Oak flooring, window to front aspect with fitted plantation shutter blind, French doors to rear terraces enjoying a rural aspect beyond over open fields, pendant lighting, internal Oak door to garage, power points, TV point.

Stairs and landing

14' x 7'1 (4.27m x 2.16m)
Carpeted Oak staircase and spacious landing, access panel to loft over with pull down ladder with access to a boarded loft space with power point and light installed, power point, cupboard housing hot water cylinder and underfloor heating manifolds

Family bathroom

12'6 x 9'9 (3.81m x 2.97m)
Internal Oak door, engineered Oak flooring,

obscure window to front aspect, shower enclosure via screen door with contemporary style mixer, ceiling downlights, push flush WC, wall hung vanity with pull out drawer, LED backlit mirror, corner bath suite with taps, extractor fan.

Bedroom 3

13'5 x 9'3 (4.09m x 2.82m)
Internal Oak door, carpeted flooring, window to front aspect with fitted plantation shutter blind, pendant light, power point, underfloor heating thermostat.

Bedroom 1

16' x 13'5 (4.88m x 4.09m)
Internal Oak door, carpeted flooring, window to rear with fitted plantation shutter blind, double wardrobes via Oak doors, pendant light, power point, underfloor heating thermostat, internal door to en-suite shower room, TV point.

En-suite shower room

9' x 6'8 (2.74m x 2.03m)
Internal Oak door, engineered Oak flooring, obscure window to rear, back to wall WC, wall hung vanity unit, walk-in shower enclosure with mixer , backlit LED mirror, ceiling down lights, ceramic wall tiling and contemporary style shower mixer.

Bedroom 2

16'3 x 12'3 (4.95m x 3.73m)
Internal Oak door, carpeted flooring, window to rear with fitted plantation shutter blind, pendant light, power point, underfloor heating thermostat, internal door to en-suite shower room, TV point.

En-suite shower room

9' x 4'6 (2.74m x 1.37m)
Internal Oak door, engineered Oak flooring, obscure window to side, back to wall WC, wall hung vanity unit, walk-in shower enclosure, backlit LED mirror, ceramic wall tiling and contemporary style shower mixer.

Bedroom 4

9' x 9' (2.74m x 2.74m)
Internal Oak door, carpeted flooring, window to front aspect with fitted plantation shutter blind,

pendant light, power point, underfloor heating thermostat.

Rear gardens

Private garden to rear enjoying a pleasant wooded backdrop and siding onto neighbouring fields, Indian sandstone paved terrace from rear elevations, external lighting, tap and power point, barbecue and seating area, greenhouse, brick retaining wall and flagstone steps leading to an elevated area of lawn shrouded by well stocked planted borders, garden enclosed by part close board and post and rail fencing, composite decking area to side aspect enclosed by close board fencing enjoying a pleasant and southerly aspect over fields, sunken Sandstone seating area with French doors to sitting / tv room, potting area with gate to side with access to front.

Double garage

18'2 x 18' (5.54m x 5.49m)
Sectional electric door to front, internal Oak door to sitting / Tv room, ceiling light, power points, wall mounted Alpha gas boiler, consumer unit.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band F.

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



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
86	91	A	A
(81-85)	(86-90)	B	B
(76-80)	(81-85)	C	C
(71-75)	(76-80)	D	D
(66-70)	(71-75)	E	E
(61-65)	(66-70)	F	F
(56-60)	(61-65)	G	G
(51-55)	(56-60)		
(46-50)	(51-55)		
(41-45)	(46-50)		
(36-40)	(41-45)		
(31-35)	(36-40)		
(26-30)	(31-35)		
(21-25)	(26-30)		
(16-20)	(21-25)		
(11-15)	(16-20)		
(6-10)	(11-15)		
(1-5)	(6-10)		

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