

**RUSH
WITT &
WILSON**



**The Hunts, Coppards Lane, Northiam, East Sussex, TN31 6QN.
£725,000 OIEO**

An incredibly spacious and extensively renovated four bedroom detached family home occupying a peaceful county lane position of Northiam Village with large rear garden backing onto fields. This impressive home provides highly adaptable and versatile living accommodation arranged over two floors comprising a useful entrance porch and hall, WC, stunning kitchen / breakfast room with matching island, fitted Rangemaster oven and open access to a well-lit dining room providing the ideal entertaining area, utility room, further sitting room with open fireplace and main living room. A primary staircase serves three spacious first floor bedrooms enjoying elevated rural views and main bathroom suite. A secondary staircase independently serves an additional fourth bedroom and bathroom suite. Outside offers a generous rear garden with level area of lawn and large decked terrace enjoying a pleasant rural vista over open fields. To the front provides off road parking via a gated entrance and detached garage / workshop. The property is situated just 1.4 miles from the Village centre providing 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

Property accessed from lane via metal five bar gated entrance, off road parking to front over a Cotswold stone driveway leading to a detached garage / workshop, front enclosed from lane via established hedgerow, planted borders, seating area with external lighting and power point, access to side elevations, external tap, further path to side of garage leading to the rear elevations with external lighting.

Entrance porch

8'8 x 5'8 (2.64m x 1.73m)
Part-glazed UPVC front door with sidelight windows, further windows to each side aspect, paved flooring, painted timber wall panelling, ceiling light, further part-glazed stable door leading to hall.

Hall

12' max x 8'3 (3.66m max x 2.51m)
Decorative tile flooring, UPVC window to side aspect, ceiling light, internal part-glazed door to kitchen / breakfast room, internal door to WC, consumer unit, radiator and power points.

WC

Internal door, decorative tile flooring, push flush WC, stone basin with faucet over a timber counter top, tile splashback, ceiling light and extractor fan.

Kitchen / breakfast room

18'9 x 12' (5.72m x 3.66m)
Decorative tile flooring, window and part-glazed stable door to front elevations, open access to dining room, internal door to sitting room, larder cupboard below staircase with built in shelving, ceiling downlights, column style radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath solid timber counter tops with matching upstands, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, variety of above counter level power points, fitted Rangemaster Classic oven with six ring gas burner, fitted Elica contemporary extractor canopy and light over, wall mounted Alpha gas boiler, matching island unit with timber counter top incorporating breakfast bar

and pendant lighting over, space for freestanding fridge / freezer.

Sitting room

14'5 x 12' (4.39m x 3.66m)
Internal door, engineered Oak flooring, UPVC bay window to the rear aspect with radiator below, open fireplace with polished stone hearth and surround, internal glazed door to lobby serving the staircase, pendant lighting, power and phone point.

Dining room

15'1 x 12' (4.60m x 3.66m)
Open access from kitchen / breakfast room, engineered oak flooring, UPVC window to the rear aspect, internal glazed door to lobby serving the staircase, further internal door to living room, space for dining table and chairs with pendant lighting over, radiator with decorative cover, power point.

Stairs and landing

Straight run painted staircase with carpeted runner, light, part-glazed external door to rear, engineered Oak flooring to landing, access panel to loft over, power point, UPVC window to side elevations.

Living room

14'3 x 13'4 (4.34m x 4.06m)
Internal door from dining room, engineered Oak flooring, UPVC bay window to the rear aspect, light, column radiator, internal glazed door to hall, fitted contemporary gas stove with painted timber surround, variety of power points, TV point.

Bedroom 1

13' x 12'6 (3.96m x 3.81m)
Internal door, oak flooring, UPVC window to the rear aspect with radiator below enjoying elevated rural views, light, built in wardrobe with hanging rail and shelving via door, power and TV points.

Bedroom 2

13' x 12'4 (3.96m x 3.76m)
Internal door, oak flooring, UPVC window to the rear aspect with radiator below enjoying elevated rural views, light, power point.

Bedroom 4

12'5 x 12'3 (l-shaped room) (3.78m x 3.73m (l-shaped room))
Internal door, oak flooring, UPVC window to front aspect with radiator below, light, power points.

Bathroom

8'8 x 7' (2.64m x 2.13m)
Internal door, ceramic tile flooring, obscure window to front aspect, radiator, push flush WC, ceiling downlights and extractor fan, storage recess, heated towel radiator, vanity with cupboards below, shower bath suite with contemporary mixer.

Hall

Internal glazed door from living room, engineered Oak flooring, internal door to storage recess with shelving and window to side, under stair storage cupboard via pine doors, external composite front door and window to front elevations, internal door to utility room and turned carpeted staircase to an independent first floor bedroom and bathroom suite, radiator and light.

Utility room

7'8 x 6'4 (2.34m x 1.93m)
Part glazed door from hall, ceramic tile flooring, UPVC window to front, ceiling strip light, fitted base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half stainless bowl with drainer and tap, under counter spaces for washing machine and tumble dryer, power points.

Secondary staircase and landing

Turned painted staircase with carpeted runner, engineered Oka flooring to landing, light, internal door to bedroom and bathroom, power point.

Bathroom

8'6 x 6'6 (2.59m x 1.98m)
Internal door, ceramic tile flooring, obscure window to front aspect, panelled bath suite with rinser, decorative wall tiling, chrome heated towel radiator, pedestal wash basin, push flush WC, radiator.

Bedroom 3

13'8 x 12'6 (4.17m x 3.81m)
Internal door, engineered Oak flooring, UPVC window to rear aspect with radiator below, power points, light.

Rear garden

Private rear garden backing onto open countryside, predominantly laid to lawn fully enclosed by high level fencing and low level fencing to rear, variety of planted trees and flowering shrubs, large decked terrace to the rear elevations providing an alfresco dining or entertaining area, external lighting and power point, external door to hall.

Garage / workshop

21'2 x 19'4 (6.45m x 5.89m)
Two sets of double timber doors to front, external door to side, window to rear and side, power points and lighting.

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.
Disclaimer - The property was partially underpinned approximately 20 years ago to the eastern elevation.





GROUND FLOOR

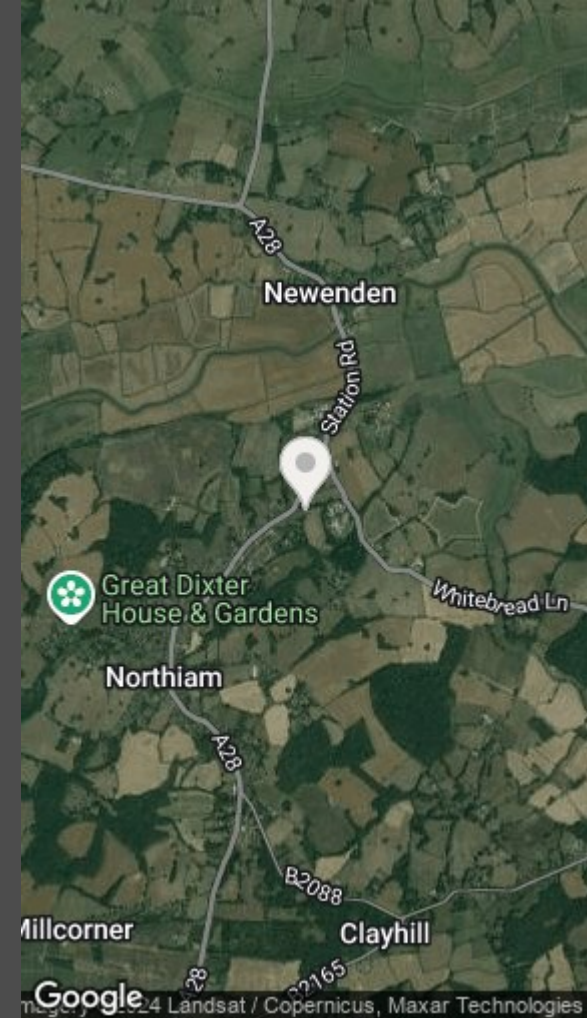


1ST FLOOR



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
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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