

**RUSH  
WITT &  
WILSON**



**Midget Lodge, Dixter Lane, Northiam, East Sussex TN31 6PP.  
£495,000 Freehold**

**A charming two bedroom detached bungalow occupying an idyllic country lane position of Northiam Village enjoying panoramic views to the rear over the neighbouring Rother Valley. Offered Chain free, this delightful home offers any prospective new homeowner the exciting opportunity remodel, extend or modernise to suit their own personal living requirements. Accommodation currently comprises a spacious main living room, two double bedrooms, main bathroom suite, large kitchen / breakfast room and further sitting room with doors to a raised decked terrace with stunning outlook over the rear gardens and rural backdrop. Outside enjoys a private rear garden hosting a variety of mature trees laid to lawn sloping to one end with stunning rural back drop complete with garden shed and one bay stable block. To the front provides off road parking over a private driveway. The property is located within close proximity to the well renowned Great Dixter House and gardens and the area offers an abundance of excellent walking routes in and around the Village. Northiam itself benefits from a choice of convenience stores, an 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 of Property

Private driveway, which is shingled, from the Lane itself with a shingled off road parking space adjacent to the lane, timber five bar gate leading to the driveway to the front and the garden is enclosed by close-board fencing, variety of specimen flowering shrubs, driveway extends to the front door. There is an area of hardstanding to side where there is external lighting and tap, paved seating area, garden shed, further pedestrian five bar gate leading to the rear garden.

## Front Door

Part glazed upvc front door leading into:

## Entrance Hallway

Air conditioning unit, access panel to loft above, airing cupboard housing the hot water tank completed with slatted shelving.

## Sitting Room

14'3 x 10'3 (4.34m x 3.12m )

Upvc window to the front aspect, brick open fireplace with tiled hearth.

## Bedroom One

11'9 x 10'5 (3.58m x 3.18m )

Upvc window to front.

## Bedroom Two

10' x 10'1 (3.05m x 3.07m )

Upvc window to the rear aspect.

## Cloakroom

Push flush wc, obscure upvc window to rear.

## Bathroom

7' x 5'5 (2.13m x 1.65m )

Obscure upvc window to the rear, wall hung basin, tiled splashback, bath suite.

## Kitchen

14'9" x 10'9" extends to 16'0" max (4.50m x 3.28m extends to 4.88m max )

Tile effect vinyl flooring, upvc window to the side aspect, further upvc window to the side, internal glazed window to sitting room. The kitchen hosts a variety of matching base and wall units with shaker style doors, laminated counter tops, single stainless bowl with drainer and tap, under counter space for washing machine, space for freestanding

cooker, fridge and freezer. From the kitchen there is a part glazed upvc external door leading to the side elevations, open access into reception two, to the rear there is a consumer unit.

## Reception Two

16' x 12'4 (4.88m x 3.76m )

Upvc window to side, sliding upvc doors leading onto the decked terrace, large brick fireplace housing a cast iron wood-burning stove with a quarry tiled hearth, internal window to the kitchen.

## Outside

## Rear Garden

There is a variety of outbuildings, garden shed, paved path leading through to the main body of lawn which is fully enclosed by mature and established hedgerows, specimen trees including a Monkey Puzzle tree and a specimen Oak tree. There is also a variety of mature Heathers, Hydrangeas, Cherry Laurels, specimen Wisteria. The garden enjoys beautiful views to the rear to the neighbouring Rother Valley. To the lower section of garden we have a further garden shed on hardstanding and specimen Conifers. There is a single stable block over hardstanding which has power supply and a specimen Sweet Gum tree and the property enjoys a raised decked seating area from the main sitting room enjoying beautiful views to the Valley. Adjacent to this there is specimen Rhododendrons and paved seating area.

## Services

Mains drainage

No heating system

## Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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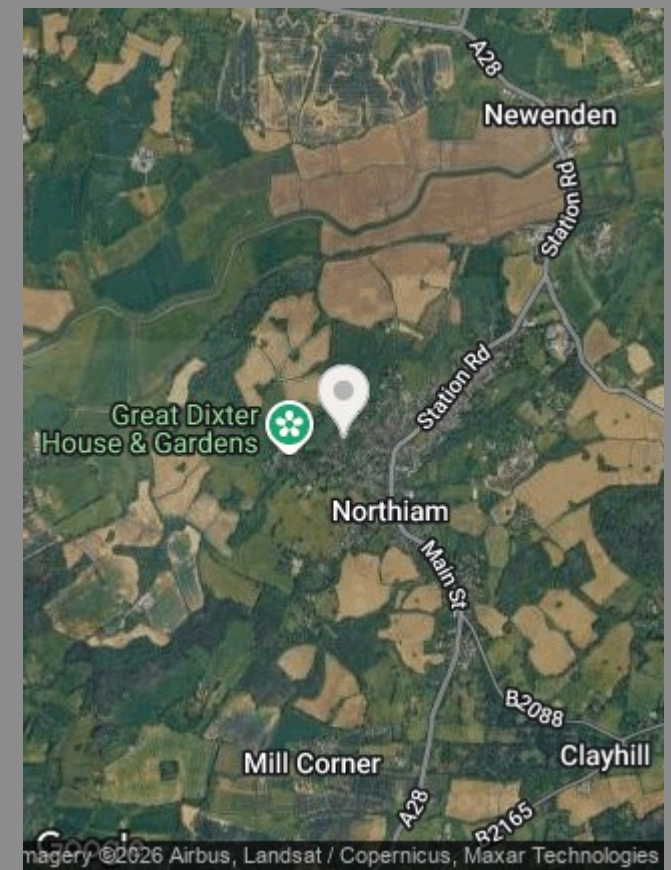


GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
		45	
		28	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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