

**RUSH  
WITT &  
WILSON**



**Kennyhill, Mill Corner, Northiam, East Sussex, TN31 6HT.  
£485,000 Freehold**

**CHAIN FREE - A delightful two bedroom detached bungalow occupying a peaceful and highly desirable country lane position of Northiam Village.**

**Situated within the semi-rural 'Hamlet' of Mill Corner this well presented home offers well balanced accommodation currently comprising an entrance porch and well-lit hallway, kitchen / breakfast room, 20ft living room with wood-burning stove and French doors to the rear gardens, well-appointed bathroom suite and two generous double bedrooms. Externally the property offers a large south-facing rear garden with greenhouse, garden shed, level area of lawn with well stocked borders and part decorative aggregate and paved seating areas. To the front offers ample off road parking over a private driveway and attached garage. Furthermore the property is considered to offer huge potential to enhance or extend subject to obtaining the relevant planning permissions. The immediate area provides access to a choice of excellent walking routes both to the Village itself and neighbouring Village of Ewhurst Green. Northiam Village provides a choice of excellent walking routes, two convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street shopping is available at both Tenterden and Rye only a short distance away.**



**Front**

Property accessed from lane over a part tarmac and shingle private driveway providing off road parking for approximately four vehicles, driveway extends to an attached single garage, paved path from drive to entrance, front garden laid to lawn with a variety of planted shrub and perennial borders enclosed by part chestnut post and rail fencing and established hedgerow boundaries, high level gate with access to side elevations leading to rear, part glazed external door adjacent to garage leading to an internal passage way.

**Entrance porch**

4' x 3'6 (1.22m x 1.07m)

Composite front door with obscure viewing pane, quarry tile flooring with inset coir matt, internal door to hall, light.

**Hallway**

Carpeted flooring, radiator, access panel to loft over, power point, airing cupboard housing the hot water tank complete with slatted shelving.

**Kitchen / breakfast room**

12' x 12' (3.66m x 3.66m)

Internal door, wood effect vinyl flooring, UPVC window to front aspect, internal door to side passageway with access to garage, front elevations and timber lean to, pendant lighting, timber breakfast bar, recess for fridge below timber counter top, further built in shelving, kitchen hosts a variety of matching base units with laminated doors beneath stone effect laminated counter tops, inset one and half stainless bowl with drainer and taps, tile splashbacks, variety of above counter level power points, space for freestanding oven, radiator, cupboard via painted door with shelving, under counter spaces for fridge and washing machine.

**Bathroom**

8' x 6'4 (2.44m x 1.93m)

Internal door, obscure UPVC window to front aspect, stone effect vinyl flooring, push flush WC, pedestal wash basin, radiator, ceramic wall tiling, panelled shower bath suite with shower curtain and mixer, ceiling light, shaver point.

**Bedroom 2**

12' x 10'8 (3.66m x 3.25m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power point, built in single wardrobe via painted door complete with hanging rail and shelf over.

**Bedroom 1**

14' x 11'9 (4.27m x 3.58m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, power points.

**Living room**

20' x 11'9 (6.10m x 3.58m)

Internal door with sidelight window, carpeted flooring, two radiators, pendant and wall lighting, stone clad fireplace housing a cast iron wood burning stove over a tiled hearth, UPVC French doors with sidelight windows to rear, power points

**Internal passage**

20'6 x 3' (6.25m x 0.91m)

Internal door from kitchen, part-glazed external door to front, internal door to garage, external glazed door to timber lean to, light.

**Garage**

20'6 x 9' (6.25m x 2.74m)

Manual up and over door to front, internal door to passageway, internal window to timber lean to at rear, power points, light and wall mounted consumer unit.

**Timber lean to**

14'5 x 5'7 (4.39m x 1.70m)

Internal glazed door from passageway, external door to rear, power point.

**Rear garden**

Large south-facing rear garden with a full width paved terrace led from the rear elevations, high level gate to side elevations, access to timber lean to, garden shed and greenhouse, central cotswold stone pathway flanked by decorative slate beds leading to a level of lawn segregated by planted perennial and flowering shrub beds, garden fully enclosed by established hedgerow boundaries.

**Services**

Mains gas central heating.

Mains drainage.

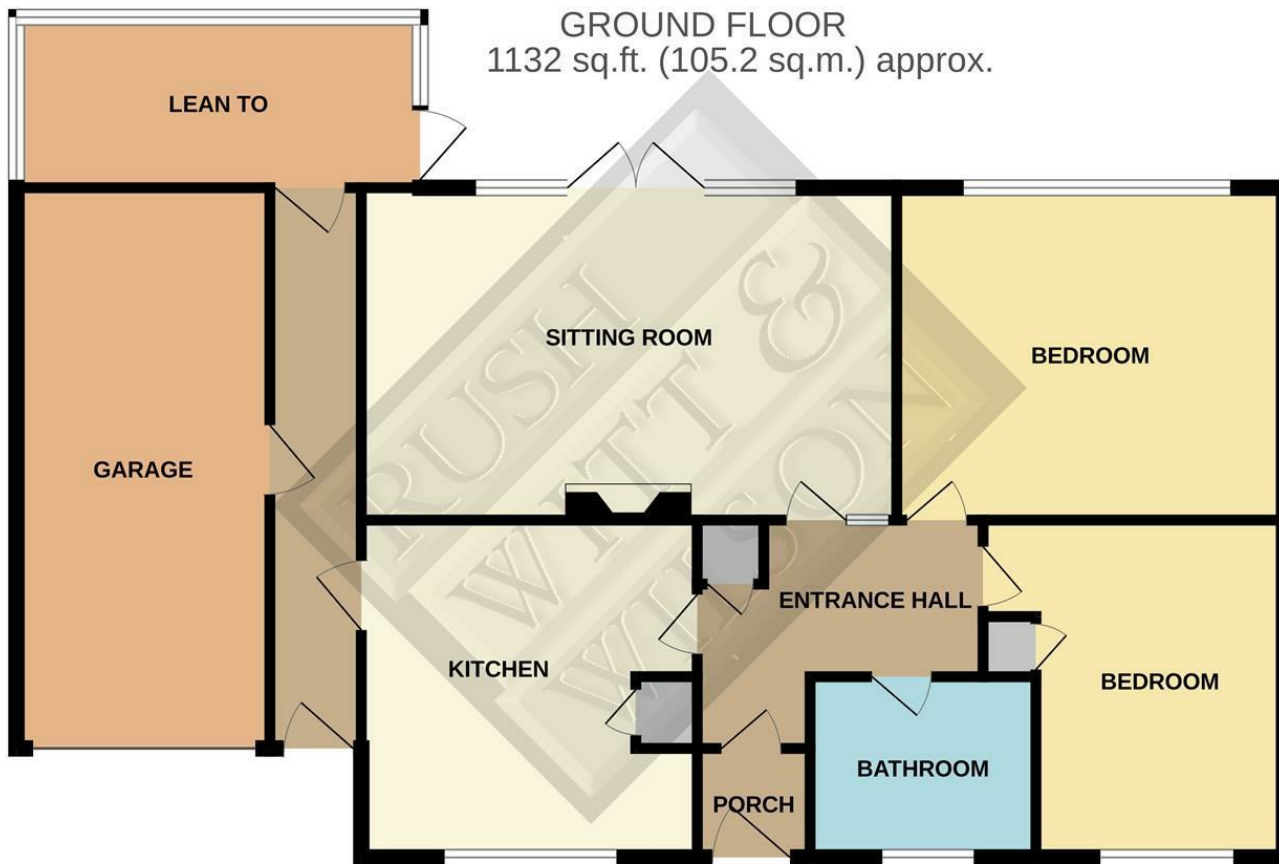
Local Authority - Rother District Council. Band D.

**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.







TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>B</b>		(92 plus) <b>A</b>	
(69-80) <b>C</b>		(81-91) <b>B</b>	
(55-68) <b>D</b>		(69-80) <b>C</b>	
(39-54) <b>E</b>		(55-68) <b>D</b>	
(21-38) <b>F</b>		(39-54) <b>E</b>	
(1-20) <b>G</b>		(21-38) <b>F</b>	
		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b> 		<b>63</b> 	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**

**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**