

Warner *Gray*



Froglets,
Chapel Field, Northiam, East Sussex TN31 6PQ

Froglets, Chapelfield, Northiam, East Sussex TN31 6PQ Guide Price : £700,000 to £725,000

Situated in a tucked away, peaceful location close to the centre of the thriving village of Northiam is this stylish, beautifully presented, detached four bedroom bungalow which has been extended by the current owner. The property benefits from a wonderful well-stocked garden and terrace, a large driveway, car port and ample parking.

The immaculately presented, deceptively spacious living accommodation is light and bright throughout and would suit any number of different purchasers. There is a generous, welcoming entrance hall, fitted kitchen, large sitting room with patio doors opening onto the terrace and garden beyond, garden / utility room, principle bedroom with en-suite and dressing room / study, guest bedroom with en-suite, two further bedrooms and a modern family bathroom.

There is a good size driveway to the front providing parking for several cars with carport, while to the back is spacious decked terrace overlooking the wonderful mature gardens has been beautifully landscaped and maintained with countryside views beyond.

Although situated in a very quiet, secluded close, all of the local amenities are within walking distance which is what makes this location so popular. This property also benefits from being a short drive away from the historic Cinque Port towns of Rye and Tenterden, with their superb array of independent shops and many amenities. Viewing is highly recommended.

- Attractive detached, extended bungalow 4 bedrooms & 3 bath / shower rooms
- Beautifully modernised and immaculately presented throughout
- Versatile, generous accommodation which is light and bright
- Enclosed landscaped good size rear garden with terrace
- Large driveway with car port and off road parking
- Set in a sought after small, private close
- Peaceful tucked away location close to the village centre
- Towns of Tenterden & Rye approximately 8 miles distant
- High Weald AONB / Great Dixter House & Gardens closeby

SITUATION This lovely property is situated in a quiet, peaceful location just a few minutes walk from the centre of this thriving village, which has many amenities including two general stores, a doctor's surgery, dentist, bakery / café, primary school, hardware store and veterinary clinic. The famous house and gardens of "Great Dixter" are close by and there are walks through the beautiful countryside that surrounds the village and which makes up part of the High Weald Area of Outstanding Natural Beauty. The towns of Rye and Tenterden offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. There is excellent schooling in both the private and state sectors and for transport to London, there are regular rail services from Etchingham, Headcorn and Staplehurst.

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The accommodation comprises the following with approximate dimensions: The part glazed front door opens into the welcoming **ENTRANCE HALL** with doors to: **SITTING ROOM** 18'10 x 15'11. A door from the hall leads into this very generous double-aspect sitting room which has a bright, but homely feel and is perfect for family living and entertaining. An attractive contemporary fireplace with a gas fire provides a focal point for the room. The large patio doors bring in lots of natural light and offer lovely views over the rear terrace and garden and when open in the summer months make it ideal room to sit and relax.

KITCHEN 15'10 x 9'8. A modern well fitted kitchen offers a range base cupboards and drawers with matching wall mounted units with worktops and tiled splashbacks. One and a half bowl sink unit with drainer and mixer tap. Gas hob and built in twin electric oven. Cupboard housing the central heating boiler. Breakfast bar. Space for fridge / freezer. Open through to :

GARDEN ROOM / UTILITY AREA 21'11 x 8'8. A large, bright versatile room with windows and doors giving access to the garden and outside space. Ample space for dining table and chairs. Useful space for white goods.

DRESSING ROOM / STUDY 17'10 x 7'7. A flexible triple aspect room which could be used for a number of different purposes but and is currently laid out as a dressing room. Door to :

BEDROOM 1 10 x 9'11. Double glazed window overlooking the front garden and driveway. Door to **EN-SUITE BATHROOM** Fitted with a modern suite comprising a corner jacuzzi bath, low level w.c. Wash hand basin. Obscure window to the side.

BEDROOM 2 10' x 9'7. Double glazed window to the side. Built in wardrobe cupboard. Door to **EN-SHOWER ROOM** suite comprising shower cubicle, wash hand basin, low level w.c. Towel rail and tiled floor.

BEDROOM 3 11'11 x 8'10. Double glazed window to the side.

BEDROOM 4 10'10 x 8'7. Double glazed window to the front.

FAMILY BATHROOM 9'11 x 5'8. Suite comprising sink unit, panelled bath and low level w.c. Tiled flooring.

OUTSIDE Set in a popular close in the village, the property is approached over a large driveway providing turning space and off-road parking for a number of vehicles with well planted flower beds and borders to the sides. Useful undercover car port / seating area to the front of the property.

A side gates takes you through to a good size enclosed rear garden which has been beautifully landscaped and carefully planted with a wide variety of flowering plants and shrubs providing colour and interest throughout the seasons. There are various areas to sit and enjoy the spring and summer months perfect for al fresco dining and entertaining and includes a large, decked area to take advantage of both the sun and shade.

SERVICES Mains water, electricity, gas and drainage. Local Authority: Rother District Council. EPC : tba

VIEWING by appointment through WarnerGray 01797 290050





