



Moloney
COUNTRY PROPERTY



ORCHARD END RURAL NORTHIAM

ORCHARD END, NEW ROAD, MILL CORNER, NORTHIAM, EAST SUSSEX. TN31 6HS

CHAIN FREE: A DETACHED, 3 BED BUNGALOW, ENJOYING OUTSTANDING RURAL VIEWS, LOCATED IN A SOUGHT AFTER HAMLET, ON THE OUTSKIRTS OF THE VILLAGE OF NORTHIAM. OFFERING EXCELLENT SCOPE FOR UPDATING AND POSSIBLE EXTENSION (STPP). THE ACCOMMODATION INCLUDES SITTING ROOM WITH FIREPLACE, DINING ROOM, KITCHEN, CONSERVATORY AND 3 DOUBLE BEDROOMS, ALONG WITH AN ATTACHED GARAGE/STORE, AMPLE PARKING AND GOOD SIZE GARDENS FRONT AND REAR. GFCH.

ACCOMMODATION LIST: ENTRANCE PORCH, SITTING ROOM, KITCHEN, DINING ROOM/STUDY, CONSERVATORY. 3 DOUBLE BEDROOMS, SHOWER ROOM. ATTACHED GARAGE/STORE, ORP. LARGE FRONT & REAR GARDENS, WORKSHOP & POTTING SHED. VIEWS. GFCH.



ENTRANCE PORCH: UPVC double glazed windows to the front & side. Quarry tiled floor. Inset ceiling lights. Door to:

SITTING ROOM: UPVC double glazed window to the front enjoying far reaching views across the valley. Marble fire surround inset with coal effect gas fire on matching hearth. Door to side hall giving access to bedroom two & three. Archway leading to:

INNER HALL: Doors to kitchen, dining room, bedroom & shower room. Loft hatch.

KITCHEN: UPVC double glazed window to the rear, leaded light panel through to the side hall. Wall mounted Worcester gas boiler. Fitted with a range of oak base and wall units with laminate worktop over, inset with one and half bowl composite sink unit with drainer. Four ring NEFF gas hob with extractor over, integrated larger fridge, AEG oven and grill, space for dishwasher. Inset ceiling lights.

DINING ROOM: Glazed doors to:

CONSERVATORY: Doors to the rear garden, window to side. Door to the garage/store. Wall light points.

BEDROOM ONE: UPVC double glazed window to the front enjoying panoramic views across the valley. Wall to wall mirrored doored wardrobe cupboards.

SHOWER ROOM: UPVC double glazed window to the rear. Fitted with white suite comprising back to wall WC, pedestal hand basin & tiled shower cubicle. Part tiled walls. Heated towel rail.



Guide Price £560,000



SIDE HALL: Part-glazed door to the rear garden. Doors to bedrooms two and three.

BEDROOM TWO: UPVC double glazed window to the front

BEDROOM THREE: UPVC double glazed window to the rear.

OUTSIDE: The property is approached from the lane over an extensive brick paved driveway providing ample parking, leading to the attached garage/store, with up and over door to the front, light & power connected & door to the conservatory. The property is well set back from the lane, the large front garden is mainly laid to lawn with planted beds and borders. A paved path leads to the front door and gate to the side gives access to the rear, which has a lower paved pathway with steps to the upper lawned area, well established beds and borders and workshop & potting shed to the rear boundary with a further area of paved terrace.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 97 m2 (1,044 ft2) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

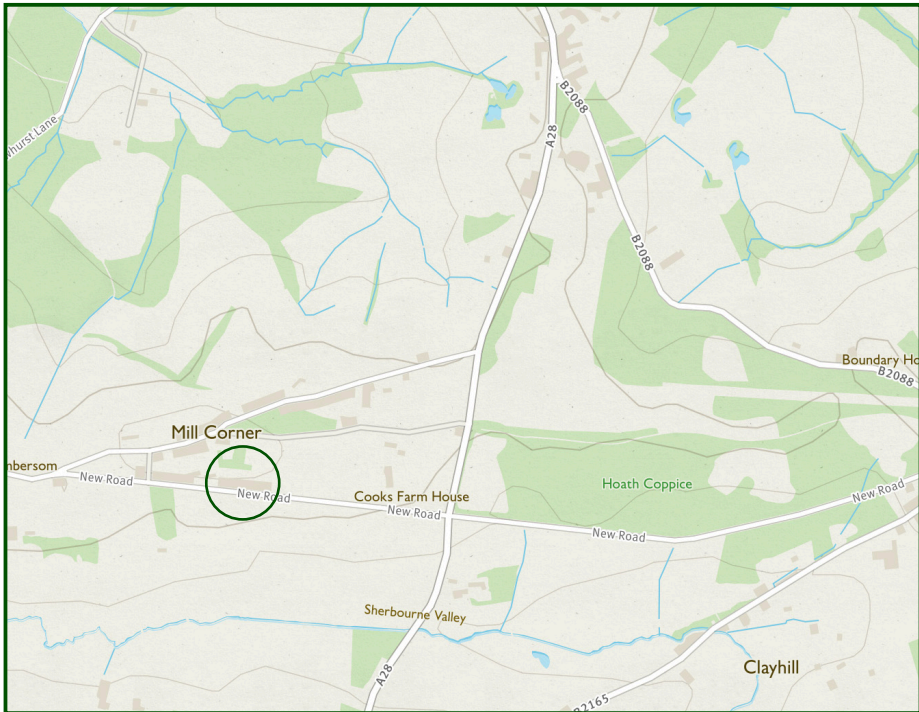
TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 towards Hastings, proceed through the village of Northiam. Take the second right into New Road at the small crossroads. Orchard End will be found on the right.

What3Words (Location): [///armrests.shrugging.trusts](https://www.what3words.com/?q=///armrests.shrugging.trusts)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

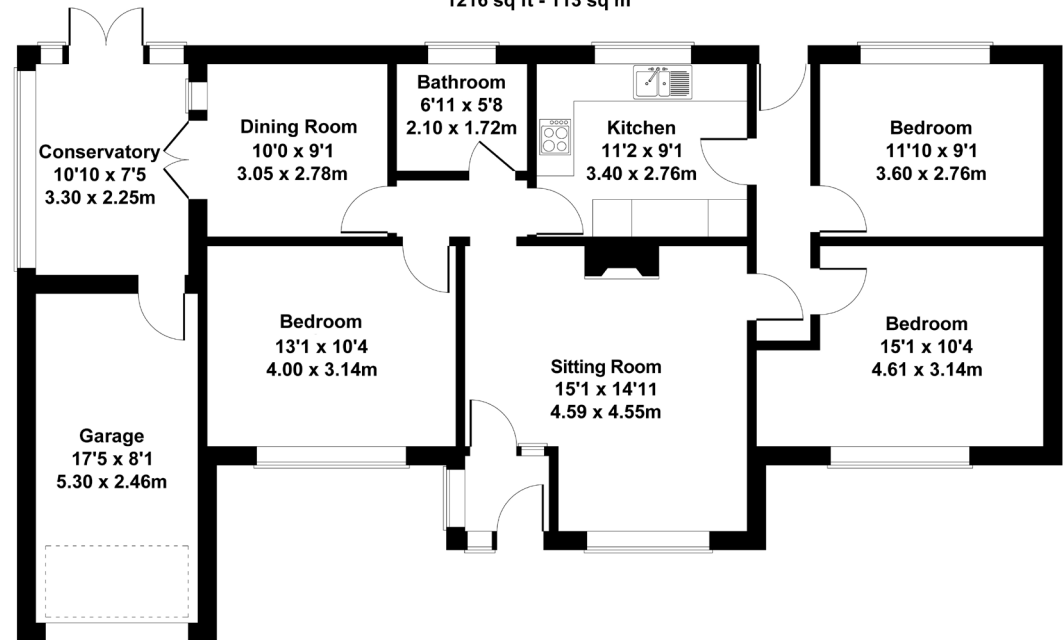


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Orchard End

Approximate Gross Internal Area
1216 sq ft - 113 sq m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828