



Moloney
COUNTRY PROPERTY



OAKS NORTHIAM

OAKS, COPPARDS LANE, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6QN

AN ATTRACTIVE AND IMMACULATELY PRESENTED NEW BUILD HOUSE WITH 4/5 BEDROOMS, 2 WITH EN-SUITES, PLUS FAMILY BATH/SHOWER ROOM. FITTED AND FINISHED TO AN IMPECCABLE STANDARD INCLUDING A FABULOUS OPEN PLAN KITCHEN/DINING ROOM WITH DIRECT ACCESS TO THE REAR TERRACE, SEPARATE UTILITY ROOM, SITTING ROOM WITH WOODBURNING STOVE & DOORS TO THE GARDEN, VERSATILE RECEPTION 3/BED 5 & STYLISH GROUND FLOOR SHOWER ROOM. SET IN GOOD SIZE GARDENS ON THE RURAL OUTSKIRTS OF THE VILLAGE, WITH LARGE PAVED TERRACE AND GENEROUS OFF ROAD PARKING. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, RECEPTION 3/ BEDROOM 5, SHOWER ROOM. LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND BALCONY, GUEST BEDROOM WITH EN-SUITE SHOWER, 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM. FRONT DRIVEWAY PROVIDING AMPLE PARKING, GARDENS SIDE AND REAR WITH LARGE PAVED TERRACE, ADJOINING FARMLAND AND ENJOYING COUNTRYSIDE VIEWS.



Oak front door with matching panels to side to:

ENTRANCE HALL: Tiled floor with underfloor heating. Oak joinery throughout. Staircase to the first floor. Inset ceiling lights. Opening to sitting/dining/kitchen.

SITTING ROOM: Double glazed sliding doors leading out to the rear paved terrace, window to side. Fireplace inset with cast iron wood burning stove on stone hearth. Oak floor. Inset ceiling lights, coved ceiling.

DINING ROOM: Double doors leading out to the rear paved terrace, two sets of bi-folding doors. Tiled floor. Inset ceiling lights. Opening to:

KITCHEN: Double glazed window to the front. Fitted with contemporary range of handleless, soft close base and wall units, marble effect work top over, 1 1/2 bowl integrated sink unit with machined drainer to side. Two integrated dishwashers, side by side Neff double ovens with microwave & coffee maker above. Integrated larder fridge with matching freezer below. Induction hob with saucepan drawers below and glass extractor/light over. Central island with recycling and waste disposal unit, pull out slim line shelved cupboards and drawers, also incorporating a breakfast bar. Matching tiled floor throughout. Pendant light over the island, inset ceiling lights. Tiled recess with matching area of worktop, range of cupboards below. Door to:

UTILITY ROOM: Double glazed door to the front, window to the rear. Fitted with matching range of units with matching worktop, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine, space for tumble dryer. Full height shelved cupboard. Stained wooden floor. Inset ceiling lights, extractor.

GUIDE PRICE £995,000



RECEPTION THREE/BEDROOM FIVE: Double glazed bay style window to the front. Oak floor. Inset ceiling lights.

SHOWER ROOM: Fitted with contemporary black suite, comprising back to wall WC, circular hand basin set on to wooden surround with storage unit below and walk in shower cubical with large, circular rain head shower, glass screen with black surround. Part tiled walls, tiled floor. Contemporary heated towel radiator.

Stairs with glass balustrade and oak handrail to:

LANDING: Velux window to the front. Double doored airing cupboard housing hot water tank and storage space. Matching oak doors to all rooms.



MASTER BEDROOM: Double glazed window to the rear enjoying far reaching rural views, glazed door leading out to balcony with glass surround & stainless steel handrail. Inset ceiling lights. Range of wardrobe cupboards with hanging rails and shelves. Door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC, 'his and hers' circular basins on wooden surround with storage below, tiled walk-in shower cubicle with glass screen. Inset ceiling lights, tiled floor. Shelved storage cabinet.

BEDROOM TWO: Double glazed window to the front. Inset ceiling lights. Door to:

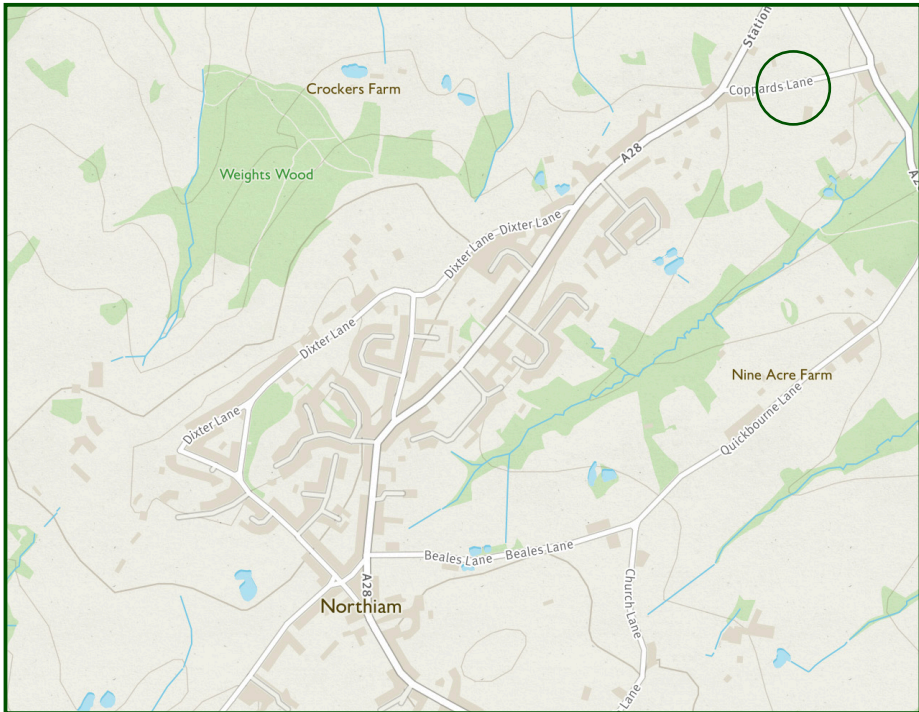
EN SUITE SHOWER ROOM: Obscure double glazed window to the side. Fitted with white suite comprising WC, hand basin set on to storage unit with tiled splash back, touch control mirror/light over. Tiled shower cubicle with large rain head shower, glass screen to side. Tiled floor.

BEDROOM THREE: Double glazed window to the rear enjoying far reaching rural views. Inset ceiling lights. Wardrobe cupboard with hanging rail and shelves.

BEDROOM FOUR: Double glazed window to the front. Inset ceiling lights.

BATH/SHOWER ROOM: Obscure glazed window to the side. Fitted with white suite comprising WC, hand basin set onto wood effect storage unit, panelled bath set into tiled surround and fully tiled shower cubicle with sliding glass door. Inset ceiling lights, extractor. Double mirror doored cabinet.





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.

OUTSIDE: The property is approached from the road over a driveway provided providing ample parking and turning with tree and hedge lined front boundary. The driveway opens up to the side garden which is laid to lawn, interspersed with large specimen trees and children's playhouse. Post and rail fencing continues around to the rear of the property with area of level lawn, along with a large paved terrace for alfresco dining and barbecues, adjoining farmland and enjoying far reaching views. Timber garden store. Enclosed air source heat pump.

SERVICES: Mains electricity and water are connected. Private drainage. Air Source Heat Pump providing under floor heating on ground floor and radiators on the first floor.

FLOOR AREA: 222 m2 (2,390 ft2) Approx.

EPC RATING: C

COUNCIL TAX BAND: G

LOCAL AUTHORITY: Rother District Council

DIRECTIONS: Travelling north on the A28 through Northiam, continue through the village. Turn right into Coppards Lane, Oaks will be found shortly on the right,hand side.

What3Words: [///outboard.ferrying.torso](#)

TRANSPORT LINKS: For the commuter, train services Robertsbridge & Etchingham to London Bridge/Charing Cross. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) or at Ashford (M20) Junction 9 & 10.

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

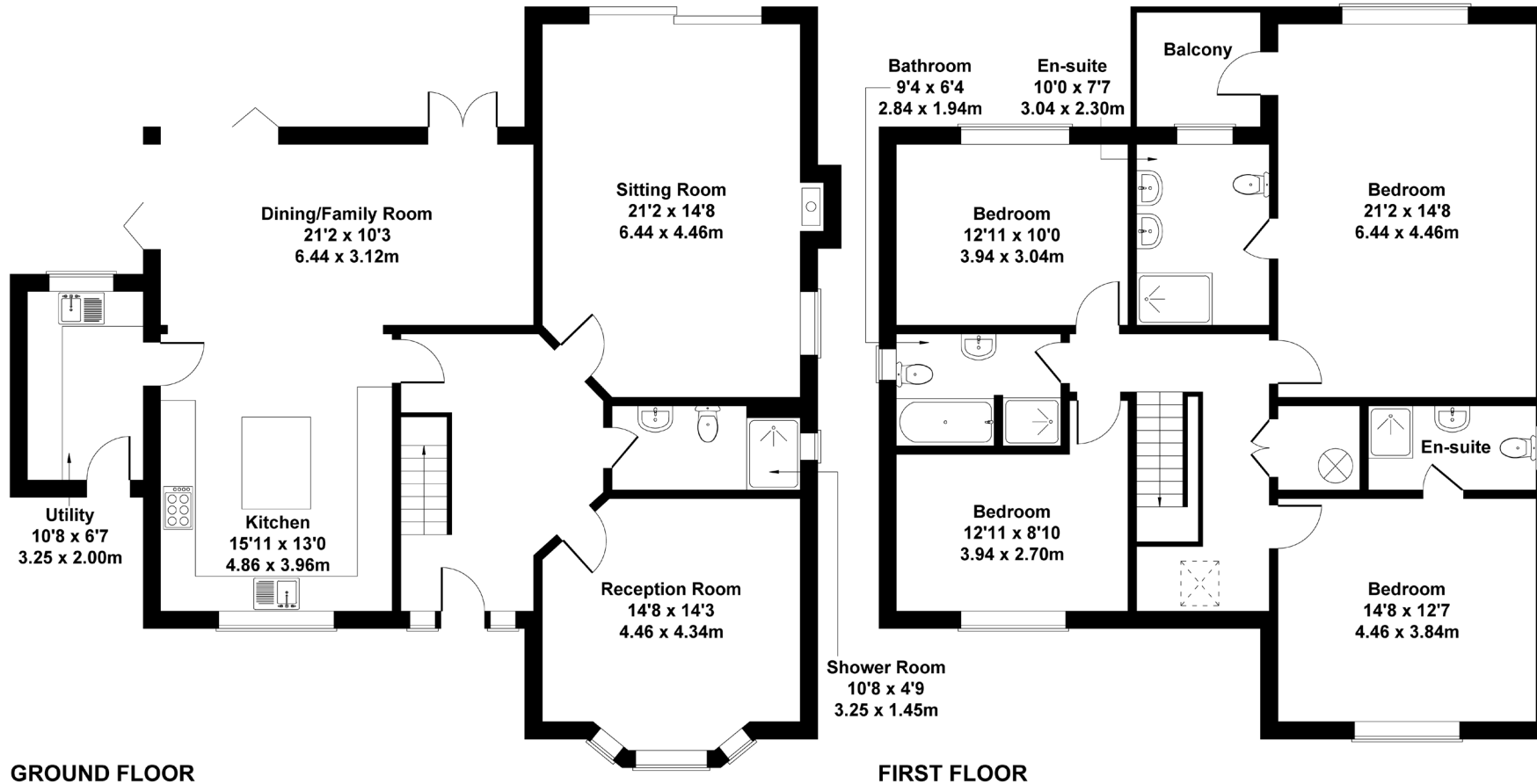
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Oaks

Approximate Gross Internal Area
2390 sq ft - 222 sq m



Not to Scale.
For Illustrative Purposes Only.

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VALLEY VIEW, UDIMORE, NR. RYE, EAST SUSSEX. TN31 6AY

