



OVER 60?

Secure this property
for up to **59% less!**

Price

£610,000

Freehold

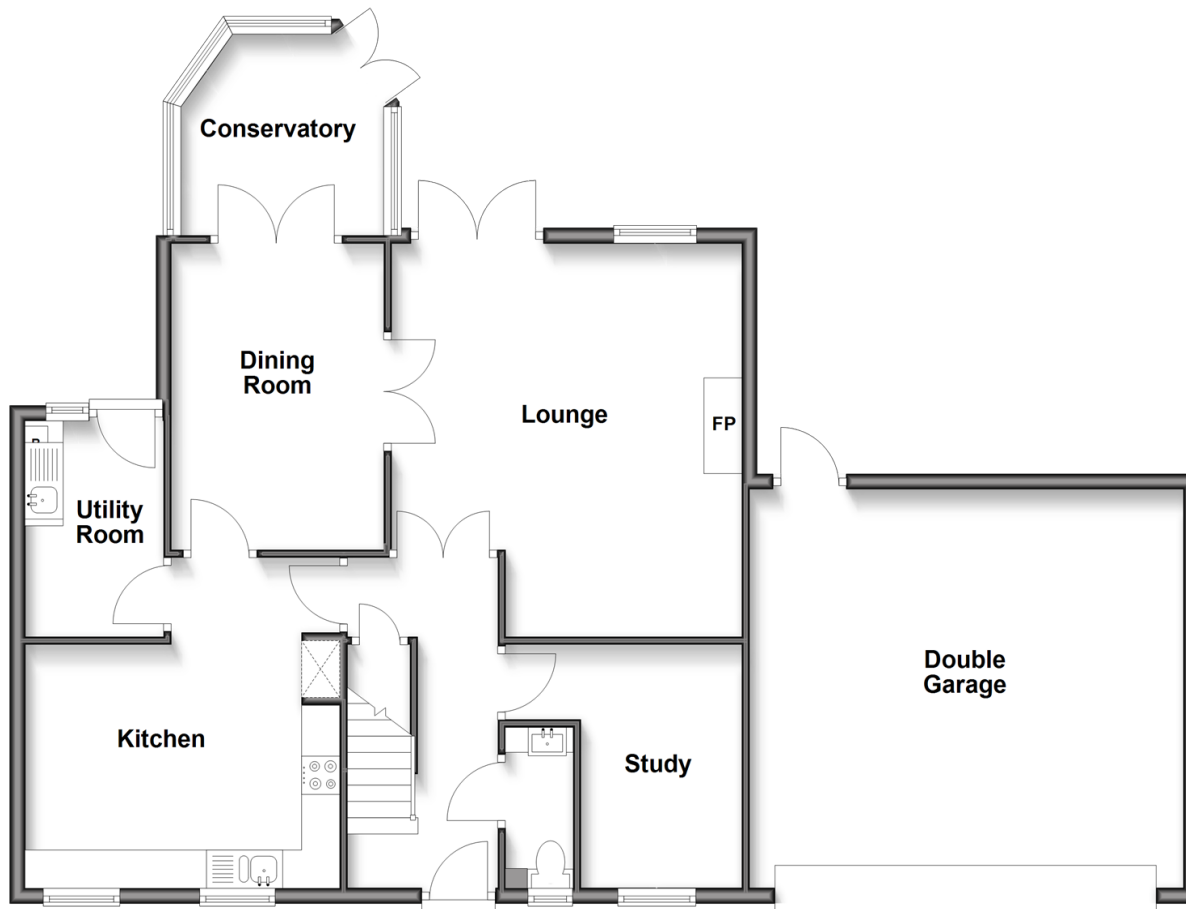
4x  2x  3x 

**Strawberry Fields,
Northiam, Rye, East
Sussex, TN31**

Wards
Helping you move forwards

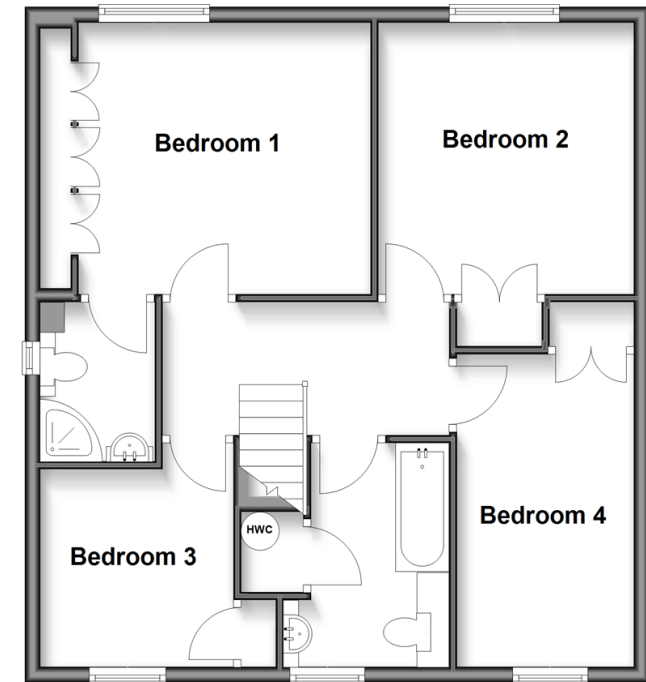
Ground Floor

Approx. 111.6 sq. metres (1200.8 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Accommodation

GROUND FLOOR

Hall
Cloakroom
Study: 10'5 x 6'9 (3.18m x 2.06m)
Lounge: 16'11 x 15'4 (5.16m x 4.68m)
Dining Room: 12'10 x 9'9 (3.91m x 2.97m)
Conservatory: 9'11 x 9'5 (3.02m x 2.87m)
Utility Room: 8'10 x 5'9 (2.69m x 1.75m)
Kitchen: 15'0 x 14'7 (4.58m x 4.45m)

FIRST FLOOR

Landing
Bedroom 1: 12'1 x 11'7 (3.69m x 3.53m)
En-Suite Shower Room: 7'1 x 5'2 (2.16m x 1.58m)
Bedroom 3: 8'6 x 8'2 (2.59m x 2.49m)
Bedroom 2: 11'8 x 11'3 (3.56m x 3.43m)
Bedroom 4: 13'8 x 7'11 (4.17m x 2.41m)
Bathroom: 9'9 x 7'0 (2.97m x 2.14m)

OUTSIDE

Double Garage: 17'7 x 17'0 (5.36m x 5.19m)
Front Garden
Rear Garden



Main features

- Immaculate 4 bedroom detached house
- Resin bond drive and double garage with electric up and over door
- Versatile layout with 3 reception rooms to cater for your needs
- Top of the range fully integrated kitchen
- Bedroom 1 is complimented by the en-suite
- Beautifully landscaped rear garden with lawn, patio, and well stocked flower beds



Nearest Schools

Primary Schools: Northiam Primary 0.5 miles, Beckley Primary 1.8 miles, Sandhurst Primary 2.4 miles, Secondary & Further Education Schools: Frewen College 0.8 miles, Benenden School 5.4 miles, Rye College 6.5 miles, Homewood School and Sixth Form Centre 6.8 miles,



Transport Information

Train Stations: Appledore 9.6 miles, Headcorn 11. miles, Ham Street 12. miles



Address

Strawberry Fields, Northiam, Rye, East Sussex, TN31



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Tenterden Branch 01580 766002 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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