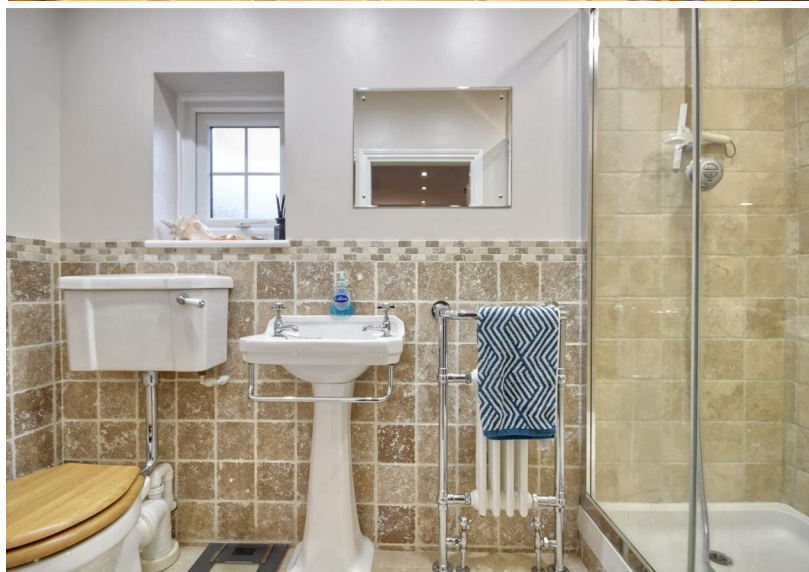


**RUSH
WITT &
WILSON**



**1 Quickbourne Cottages, Whitbread Lane, Northiam, East Sussex, TN31 6QX.
£535,000 Freehold**

An attractive three bedroom end of terrace cottage occupying a enviable semi-rural position of Northiam Village enjoying private gardens to 0.28 acre and outstanding views over open countryside. This delightful country home offers spacious and well presented accommodation arranged over two floors enjoying a stunning 16ft kitchen breakfast room with fitted Rangemaster double oven and marble counter tops, useful utility room with built in storage and integrated appliances, well-lit living room with wood burning stove, study area and beautifully appointed ground floor shower room suite. To the first floor are three spacious double bedrooms each enjoying elevated rural views to surrounding countryside and stunning main bathroom suite with roll top bath. Outside enjoys private front and rear gardens providing a variety of paved seating areas to enjoy the peaceful setting, further area of hardstanding with single bay stable and gated access from the adjacent farm track. To the property also benefits from off road parking and detached garage / workshop with power and lighting. The property is located just 1.1 miles from the popular Village amenities and excellent walking routes nearby. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front

Private driveway to side elevations providing off road parking for two vehicles, detached garage / workshop via double doors, pedestrian five bar gate leading to gardens and entrance.

Utility room

7'6 x 7' (2.29m x 2.13m)

Composite front door with obscure viewing pane, UPVC window to side elevations, slate tile flooring with underfloor heating, ceiling light, internal window and part-glazed door to kitchen / breakfast room, range of fitted base and wall units with solid oak shaker style doors beneath marble countertops complete with matching upstands, integrated washing machine, tumble dryer and fridge below counter level, variety of above counter level power points, wall units with fitted eye level microwave, storage cupboards via solid oak ledged doors housing the floor mounted HRM wallstar oil-fired boiler and consumer unit.

Kitchen / breakfast room

16'8 x 14'3 (5.08m x 4.34m)

Internal window and part-glazed oak door from utility room, UPVC window to the rear aspect, ceramic tile flooring with underfloor heating, space for breakfast table and chairs, open access to living room, traditional style cast-iron radiator, internal pine ledged door to ground floor shower room, ceiling downlights, variety of power points and TV point. Kitchen hosts a variety of fitted base and wall units with solid oak shaker style doors beneath marble counter tops complete with matching upstands, under mounted double butler sink with swan neck tap, variety of above counter level power points, integrated dishwasher, fitted Rangemaster Elan double oven with six ring gas burner (bottle-fed), tiled splashback and fitted extractor canopy with light over, wall units incorporating wine rack, integrated fridge and freezer.

Shower room

9'1 x 3'8 (2.77m x 1.12m)

Internal pine ledged door, ceramic tile flooring, obscure UPVC window to side aspect, travertine wall tiling, traditional Savoy suite comprising pedestal wash basin and push flush WC, radiator, ceiling downlights and

extractor fan, double shower enclosure via screen door with travertine wall tiling and Aqualisa thermostatic shower mixer.

Living room

13'3 x 12'4 (4.04m x 3.76m)

Open access from kitchen / breakfast room, honed and filled travertine flooring with underfloor heating, UPVC window to front aspect, turned carpeted staircase to first floor accommodation, study area, fireplace housing a freestanding cast-iron wood burning stove, under stair storage cupboard via oak door complete with shelving, variety of power points, ceiling light, phone and TV point.

Study area

4'4 x 4' (1.32m x 1.22m)

Open access from living room, window to front aspect, built in shelving, light, power points.

Stairs and landing

Turned carpeted staircase and landing, window to side elevations, ceiling downlights and radiator, access panel to loft over, airing cupboard via oak ledged door housing the hot water tank and slatted shelving.

Bedroom 2

13'2 x 9'7 (4.01m x 2.92m)

Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below enjoying frontal views over open countryside, power points, pendant lighting.

Bedroom 3

13'4 x 9'6 (4.06m x 2.90m)

Internal oak door, carpeted flooring, UPVC window to the rear aspect with radiator below enjoying a pleasant rural aspect over countryside, low level eaves cupboard via oak door, lights, power points.

Bathroom

8'8 x 6' (2.64m x 1.83m)

Internal oak ledged door, oak flooring, window to side elevations, travertine wall tiling, traditional Savoy suite comprising push flush WC and pedestal wash basin, radiator, single ended roll top bath suite, ceiling downlights.

Bedroom 1

16'3 x 8'8 (4.95m x 2.64m)

Internal oak door, carpeted flooring, UPVC window to the rear aspect with radiator below enjoying a pleasant rural aspect over countryside, pendant light, power points.

Garden

Property enjoys a private garden to front, side and rear elevations, pedestrian gate leading to driveway and garage / workshop, planted perennial and shrub borders, Indian sandstone path to side with composite entrance door leading to utility room, path leads to lawned front garden enclosed by high level hedgerow and cherry laurel hedging, oil-tank, planted borders and open vista to front elevations, open access to rear garden with Indian sandstone paved seating area, garden to rear is laid to lawn hosting a variety of specimen trees, further circular paved seating area, area of hardstanding and single bay stable block, five-bar gate to lane, pleasant aspect over neighbouring properties pond to one end.

Single bay stable

11'5 x 9'5 (3.48m x 2.87m)

Stable door to front, power and light.

Garage / workshop

19'7 x 11'8 (5.97m x 3.56m)

Double doors to front, power points and lighting,

Services

Oil-fired central heating system.

Private drainage - Klargestor system shared between three properties which is emptied once annually. Local authority - Rother District Council. Band D. NOTE - Property was underpinned in 1991 to the front elevations.

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.





GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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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