

**RUSH
WITT &
WILSON**



**8 North Ridge, Northiam, East Sussex, TN31 6PG.
£499,950 OIEO**

A beautifully presented three bedroom detached family home located within a quiet and highly desirable residential position of Northiam Village providing immediate access to the popular amenities, excellent walking routes and the well renowned Great Dixter House & Gardens. Accommodation comprises a well-lit entrance hall with WC, spacious fitted oak shaker style kitchen with adjoining dining room with French doors to the rear garden, generous 17ft living room with open fireplace and further study / playroom. To the first floor enjoys three principal bedrooms each with fitted wardrobes and stylish main family bathroom suite. Outside provides a private rear garden enjoying an east-facing orientation, laid to lawn with a variety of well stocked borders and choice of pleasant seating areas. To the front provides off road parking and detached garage. The property is also conveniently accessible to the well renowned Great Dixter House & Gardens, popular Village primary school, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store with further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front

Front garden laid to lawn with planted shrub borders, path leading to front entrance, off road parking to side over hard standing leading to garage, high level fence with gate to rear, external light.

Entrance hall

8'7 x 5'2 (2.62m x 1.57m)

Part-glazed front door, carpeted flooring with inset coir mat, obscure UPVC window to side aspect, cupboard via painted doors housing the consumer unit, internal glazed door to kitchen, further internal door to WC, built in cupboard via painted door complete with hanging rail, light.

WC

5'2 x 4' (1.57m x 1.22m)

Internal door, ceramic tile flooring, obscure UPVC window to side aspect, ceiling light, radiator, push flush WC, wall mounted hand basin with tile splashback and mirror.

Kitchen

13'6 x 8'6 (4.11m x 2.59m)

Internal glazed door from entrance hall, radiator, ceiling downlights, open access to one end leading to dining room, internal glazed door to living room. Kitchen hosts a variety of matching base and wall units with oak shaker style doors beneath stone effect laminated counter tops, inset one and half composite basin with drainer and tap, tile splashback, inset five ring gas burner with extractor canopy and light over, variety of above counter level power points, fitted eye level oven and grill, tower unit housing the fitted Worcester gas boiler, space for freestanding fridge / freezer, under counter spaces for washing machine and tumble dryer, integrated dishwasher, wall unit lighting.

Dining room

8'9 x 8'9 (2.67m x 2.67m)

Open access from kitchen, ceramic tile flooring, space for dining table and chairs, French doors leading to rear decked terrace, dwarf wall with UPVC windows to each side and rear aspects, radiator, wall lighting, power points. light.

Living room

17'8 x 16'2 (5.38m x 4.93m)

Internal glazed door from kitchen, carpeted flooring, UPVC window to front aspect with radiator below, further UPVC window to side, pendant lighting, straight run carpeted staircase leading to first floor accommodation with oak balustrade, space for desk below, exposed brick open fireplace with oak edged brick hearth, open access to study / playroom, variety of power points, TV point.

Study / Playroom

9' x 7'8 (2.74m x 2.34m)

Open access from living room, carpeted flooring, UPVC window to rear with radiator below, UPVC French doors to rear decking, wall lighting, power points.

Stairs and landing

Carpeted staircase and landing with oak balustrade, UPVC window to rear aspect, access panel to a part-boarded loft space over with pull down ladder, linen cupboard with slatted shelving, light and power point.

Family bathroom

6'5 x 5'8 (1.96m x 1.73m)

Internal door, wood effect Karndean flooring, obscure UPVC window to side aspect, slate effect ceramic wall tiling, ceiling downlights, heated LED lit mirror, shower bath suite with screen, concealed mixer and large rainfall head, taps and pull out rinser, chrome heated towel radiator, combination vanity unit with push flush WC, inset basin and cupboards below.

Bedroom 2

11' x 10'5 (3.35m x 3.18m)

Internal door, carpeted flooring, UPVC window to front with radiator below, further UPVC window to side, built in wardrobe via double doors complete with hanging rail and cupboard over, power points, light.

Bedroom 1

12'5 x 11' (3.78m x 3.35m)

Internal door, carpeted flooring, UPVC window to front with radiator below, built in wardrobe via double doors

complete with hanging rail and cupboard over, power points, light.

Bedroom 3

8'6 x 6'8 (2.59m x 2.03m)

Internal door, carpeted flooring, UPVC window to side with radiator below, built in wardrobe via painted door complete with hanging rail and cupboard over, power points, light.

Rear garden

Privately enclosed garden to rear enjoying east facing orientation, raised deck led from external doors to both the snug and breakfast rooms, external lighting, step to a paved terrace providing a private seating area, area of lawn to side enclosed by high level panelled fencing, variety of planted evergreen shrub borders, area of hardstanding and path leading to shed to one end, decorative pea shingle border, external door to side of garage, external tap, high level fence with gate to front.

Garage

17'3 x 8'2 (5.26m x 2.49m)

Manual up and over door to front, external door to side, power points and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

Agent 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



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>74</p>		<p>58</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p>		<p>England & Wales</p>	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**