

**RUSH
WITT &
WILSON**



**1 The Oast, Gate Court Farm, Station Road, Northiam, East Sussex, TN31 6QT.
£895,000 Freehold**

A beautifully presented and incredibly spacious four bedroom attached Grade II listed Oast house extending to 2754 sqft occupying a peaceful and idyllic rural position of Northiam Village set within private gardens and separate paddock to 0.96 acre. Located on the very edge of the Sussex / Kent border this delightful home enjoys both privacy and seclusion yet is conveniently situated just 1.5 miles from the popular local amenities. Principal accommodation comprises a main entrance hall serving a 20ft living room with exposed joinery, separate 19ft sitting room with wood burning stove, ground floor shower room suite, dining room and stunning fitted shaker style kitchen / breakfast room forming part of the lower roundels with attractive internal exposed brickwork. A bright first floor landing then serves an impressive master bedroom with pine flooring complimented by built in wardrobes and en-suite shower room, two further 15' well-lit bedrooms with striking vaulted ceilings, main bathroom suite and additional double with fitted wardrobes and attractive outlook. Outside enjoys a private and well tended front garden enjoying a choice of pleasant seating areas, a brick paved pathway extends to a delightful paved courtyard garden backing onto a neighbouring pond providing an ideal alfresco dining area. The property also enjoys a gated paddock of 0.86 fully enclosed by post and rail fencing, off road parking and a double bay open cart barn garage. 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. Newenden Village is also located within strolling distance offering excellent riverbank walks, Boating station with Café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.



Gardens

Property accessed from driveway and garaging via pedestrian five bar gate with established Red Robin hedgerow leading through the front garden which is laid to lawn enclosed by conifer hedging, variety of planted island flower beds and pleasant seating areas, brick paved path leading to side elevations with painted hardwood front door, external lighting and paved pathway extending to a privately enclosed paved courtyard garden backing onto a neighbouring pond with glass balustrade providing a pleasant seating area, further external part-glazed door to kitchen / breakfast room.

Reception hall

Hardwood front door with viewing pane, decorative tile flooring, turned carpeted staircase with timber balustrade extending to first floor accommodation, radiator, wall lighting, under stair storage cupboard via pine door housing the consumer unit.

Shower room

6'9 x 6' (2.06m x 1.83m)

Internal pine ledged and braced door with Suffolk latch, decorative tile flooring, recessed LED downlights and extractor fan, shower cubicle via bi-folding door, ceramic wall tiling, traditional mixer with large rainfall head, chrome heated towel radiator, push flush WC, vanity unit with inset basin and cupboards below, shave point.

Living room

20' x 11'8 (6.10m x 3.56m)

Double internal glazed doors from hall, carpeted flooring, timber window enjoying a pleasant aspect to the front elevations, radiator, fitted painted bookcases with shelving, variety of power points, TV point, contemporary wall hung electric fire, further internal glazed doors to the adjoining sitting room, exposed brickwork and joinery, series of wall lights.

Sitting room

19' x 12'5 (5.79m x 3.78m)

Internal glazed door from hall, carpeted flooring, full height window to the side elevations,

exposed brickwork, cast-iron Joute wood burning stove over a part brick and flagstone hearth, double internal glazed doors to living room, access to inner hallway with exposed upright timbers serving the kitchen / breakfast room and dining room, radiator, variety of power points, TV point.

Inner hall

Open access from sitting room, carpeted flooring, exposed brickwork from lower roundel, internal painted door to dining room, radiator, power point, series of wall lights and power points, further internal door to kitchen / breakfast room.

Dining room

15'3 x 15' (4.65m x 4.57m)

Painted internal door, carpeted flooring, two windows to the side aspect, exposed brickwork and joinery, series of wall lights, space for dining table and chairs.

Kitchen / breakfast room

15'5 x 15'5 (4.70m x 4.70m)

Internal door from hall, engineered oak flooring, two windows to the side aspect, part-glazed external door leading to the side elevations enjoying a pleasant outlook over paved courtyard and neighbouring pond, space for breakfast table and chairs, exposed joinery, recessed LED downlight. Kitchen hosts a variety of matching base and wall units with grey contemporary doors beneath quartz effect Corian counter tops complete with matching upstands, sills and cooker splashback, further decorative mosaic tile splashbacks, under mounted composite basin with rinser tap, inset NEFF induction hob, selection of above counter level power points, integrated AEG dishwasher and washer dryer, fitted eye level NEFF oven with warming drawer below, further tower unit with eye level oven with slide and hide door, variety of soft closing cutlery and pan drawers, pull out tower larder, recess for an American style fridge / freezer.

Stairs and landing

Carpeted staircase and landing, window to front aspect, access panel to loft over, series of

wall lighting, radiator, exposed joinery, split level landing with further access panel to loft, two skylight windows and radiator, airing cupboard housing an unvented cylinder with slatted shelving, further shallow storage cupboard via pine door with shelving.

Family bathroom

6'8 x 6'6 (2.03m x 1.98m)

Internal Pine ledged and braced door, ceramic tile flooring, ceiling downlights and extractor fan, traditional style push flush WC and pedestal basin, wall hung LED lit mirror, panelled bath suite with brass taps and rinser.

Master bedroom

18'4 x 12'3 (5.59m x 3.73m)

Internal Pine ledged and braced door, exposed pine flooring, window to the front aspect enjoying an elevated rural aspect across the gardens and neighbouring fields, two radiators, series of wall lights, internal door to en-suite shower room, variety of power points, range of built in wardrobes via pine doors complete with hanging rails and shelving.

En-suite shower room

6'5 x 6'4 (1.96m x 1.93m)

Internal pine ledged and braced door, ceramic tile flooring wall hung back to wall WC, ceramic wall tiling, wall hung vanity with inset basin and twin pull out drawers below, exposed joinery, wall hung LED lit mirror with shaver point, corner shower enclosure via screen doors with contemporary shower mixer and large rainfall shower head with rinser, heated towel radiator.

Bedroom 4

13'9 x 8'6 (4.19m x 2.59m)

Internal pine ledged and braced door, pine flooring, full height window to the side aspect, pendant lighting, exposed joinery, power points, radiator, built in wardrobes via painted doors complete with hanging rails.

Bedroom 3

15'5 x 15'4 (4.70m x 4.67m)

Internal door, carpeted flooring, vaulted ceiling with Velux style window to side and access panel to loft over, further low level window to side aspect, radiator, series of wall lights, power points.

Bedroom 2

15'5 x 15'5 (4.70m x 4.70m)

Internal door, carpeted flooring, vaulted ceiling with Velux style window to the side with access panel to loft, further low level window to the side, radiator, series of wall lights, power points.

Open bay double car port

Shared shingled driveway extending to an open double bay car port with external lighting and power points.

Paddock

0.84 acre paddock laid to pasture enclosed by a combination of post and rail fencing with additional stock proofing, pedestrian five bar gated entrance.

Services

Air source heat pump heating system.

Shared private drainage - Clargester.

Local Authority - Rother District Council - Band F.

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.







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