

**RUSH
WITT &
WILSON**



**Willow View, Sherbourne Place, Northiam, East Sussex, TN31 6DE.
£850,000 Freehold**

A beautifully presented six bedroom detached family residence offering approximately 2500 sqft of spacious and contemporary living accommodation set within an exclusive and intimate gated development located on the edge of Northiam Village backing on orchards and enjoying a rural aspect across the neighbouring Sherbourne valley. 'Willow View' enjoys an open reception hallway with double height glazed windows, underfloor heating and oak joinery / doors throughout, a 28ft living / dining complete with wood-burning stove and French doors to a rear terrace, fitted kitchen / breakfast room with adjoining utility room, cloakroom, study / office and further family room. The property also enjoys underfloor heating through the ground floor level with Heatmiser smart thermostats. To the first floor enjoys a generous master bedroom with en-suite bathroom and walk-in dressing room, three further double bedrooms one benefiting from a further en-suite shower room and main family bathroom. On the second floor two further double bedrooms one with an en-suite cloakroom. Outside enjoys a privately enclosed lawned rear garden overlooking orchards to rear, large Indian Sandstone paved terrace and double garage with ample off road parking to the front. The property is conveniently accessible to a choice of excellent walking routes, well regarded 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. We have been advised by the seller that there is an NHBC until 31st August, 2026.



Front

Pea shingle driveway leading to an electrically gated entrance with telephone entry system, block paved drive to front elevations, access to both side of property via close board gates, brick edged feature borders, exterior lighting, Indian sandstone steps and disabled access leading to solid oak front door with sidelights.

Entrance hallway

Oak flooring with inset coir mat, oak and carpeted staircase to first floor, full height glazing to front, access to under stair cupboard.

Cloakroom

Accessed via oak door, oak flooring, ceiling down lighters, low level WC and vanity unit.

Family room

12'9 x 11'5 (3.89m x 3.48m)

Accessed via oak door, oak flooring, window to front

Living room

28'9 x 13'9 (8.76m x 4.19m)

Double aspect room accessed via double oak doors, oak flooring, french doors to rear terrace, inset wood burning stove.

Kitchen / breakfast room

13'6 x 12'6 (4.11m x 3.81m)

Accessed via oak door, oak flooring, window to rear, access to utility room, kitchen comprises of a range of fitted base and wall units with high gloss doors beneath granite worktops and matching up stands, fitted SMEG range oven with five ring gas hob, stainless steel extractor and lighting above, integrated fridge / freezer and dishwasher, one and half stainless bowl with mixer taps, ceiling down lighters, area to one end for table and chairs.

Utility room

7'8 x 7' (2.34m x 2.13m)

Accessed via oak door, oak flooring, door and window to rear, wall mounted boiler, fitted base unit beneath granite worktop, single stainless bowl with mixer taps, space for washing machine and dryer.

Study / office

10'4 x 8'8 (3.15m x 2.64m)

Accessed via oak door, oak flooring, wall mounted consumer unit, window to side elevations.

Stairs and landing

Oak staircase and carpeted landing, access to airing cupboard, further staircase to second floor.

Master bedroom

13'9 x 13'2 (4.19m x 4.01m)

Accessed via oak door, carpeted flooring, window to rear, internal door to en-suite bathroom and walk-in dressing room.

En-suite bathroom

9' x 6'5 (2.74m x 1.96m)

Accessed via oak door, oak flooring, obscure window to side, freestanding bath, wall mounted basin with mirror above, low level WC, corner shower enclosure with screen, doors, ceramic wall tiling and shower controls, ceiling down lighters.

Family bathroom

8'3 x 8'3 (2.51m x 2.51m)

Accessed via oak door, oak flooring, low level WC, wall mounted basin with mirror above, obscure window to rear, fitted bath suite with glass shower screen, ceramic wall tiling and shower controls, ceiling down lighters.

Bedroom 3

13' x 8'7 (3.96m x 2.62m)

Accessed via oak door, carpeted flooring, window to rear.

Bedroom 2

13' x 12' (3.96m x 3.66m)

Accessed via oak door, carpeted flooring, window to front, internal door to en-suite shower room.

En-suite shower room

7'4 x 7' (2.24m x 2.13m)

Oak flooring, obscure window to side, low level WC, vanity unit with splash backs and mirror, walk in shower enclosure with glass partition, ceramic wall tiling, wall mounted shower controls, ceiling down lighters

Bedroom 4

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

Accessed via oak door, carpeted flooring, window to front elevations, , internal door to dressing room.

Stairs to second floor

Oak staircase with carpeted flooring

Bedroom 5

14' x 10'8 (4.27m x 3.25m)

Accessed via oak door, carpeted flooring, velux style windows to rear, ceiling down lighters

Bedroom 6

11'7 x 10'7 (3.53m x 3.23m)

Accessed via oak door, carpeted flooring, velux style windows to rear, ceiling down lighters, access to en-suite cloakroom.

En-suite cloakroom

Oak door and flooring, low level WC, wall mounted basin, access to eaves.

Gardens

Private rear garden overlooking orchards enclosed by feather edged close board fencing and post and rail, laid to lawn with Indian sandstone rear terrace and wrap around path, external door to garage, lighting and tap.

Garage

22' x 18'7 (6.71m x 5.66m)

Electrically operated up and over door, door to side, power and lighting, boarded loft.

Services

LPG gas central heating system.

Communal drainage system located in field opposite premises.

£50 per month service charge applicable to cover upkeep of the drainage system and maintenance of the electric gated entrance.

Agents note

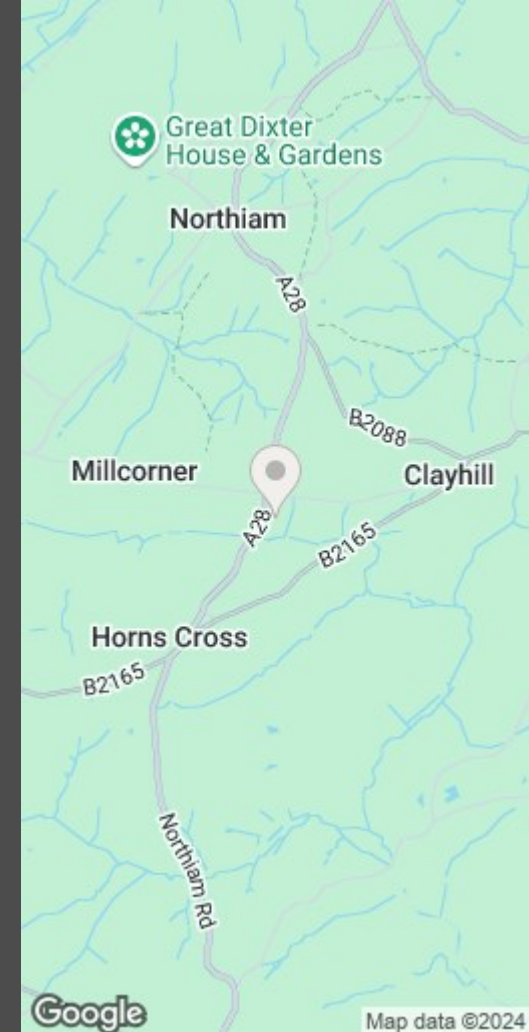
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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	
Very energy efficient - lower running costs		96	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B	79		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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