

12 Wilderness Gardens, Northiam, East Sussex, TN31 6GB. £625,000 Freehold

A beautifully presented four bedroom detached family home occupying a quiet and highly desirable residential area of Northiam Village. This delightful home offers well balanced living accommodation arranged over two floors comprising an entrance hall with WC, study, spacious main living room with attractive stone fireplace and generous adjoining conservatory with doors to the rear garden, separate dining room and stylish fitted kitchen with marble countertops and fitted range style oven. To the first floor are four principal bedrooms three of which have fitted wardrobes, well appointed family bathroom suite and en-suite shower room to the master bedroom. Externally the property enjoys a private and well stocked rear garden with paved and decked seating areas, main body of lawn hosting a variety of established flowering shrub borders. To the front provides ample off road parking and detached double garage. The property is located within strolling distance to the well renowned Great Dixter House & Gardens, a choice of 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 Door**

Part glazed front door opening into:

#### **Inner Hallway**

Upvc window to the side, chair rail, ceramic tiled flooring, painted timber staircase with carpeted runner extending to the first floor accommodation, radiator, understairs storage Study cupboard.

## Cloakroom/WC

Obscured window to front, ceramic tiled flooring, push flush wc, high level cupboard housing consumer unit, radiator, wall mounted corner wash hand basin

### Kitchen

13'7 x 11'4 (4.14m x 3.45m )

Upvc window to the front, part glazed external door to side, ceramic tiled flooring, internal door to dining room, radiator, fitted base and wall units with traditional shaker style doors which sit beneath marble counter tops with matching upstands and engineered drainer grooves, undermounted stainless one and a half bowl sink unit with swan neck tap, wall mounted display cabinets with under lighters, fitted Leisure range style oven with five ring gas burner, side induction plate and matching extractor canopy and light above, integrated Neff dishwasher, integrated fridge/freezer, tower unit housing an Ideal classic gas boiler, integrated washer and dryer.

# **Dining Room**

10' x 9'9 (3.05m x 2.97m)

Upvc window to the rear aspect, radiator, tiled flooring, space for dining table and chairs, double internal glazed doors leading into the sitting room.

#### Sitting Room

15' x 11'9 (4.57m x 3.58m)

Internal window and sliding doors leading into the adjoining conservatory, double internal doors into the dining room, beautiful stone fireplace housing a coal effect gas fire, two 10'8 x 9'3 (3.25m x 2.82m) double radiators.

# Conservatory

14'8 x 9'5 (4.47m x 2.87m)

two wall mounted electric heaters.

12' x 6'7 (3.66m x 2.01m)

Upvc window to the front, radiator, fitted lighting, fitted office furniture incorporating a desk, cabinets and book casing.

# First Floor

# Landing

Fitted chair rail, access panel to loft with pull down ladder, radiator.

#### **Bedroom Three**

14'8 x 6'9 (4.47m x 2.06m)

Upvc window to the front, radiator, single wardrobe with storage and pull out drawers.

### **Bedroom Two**

10'2 x 9'3 (3.10m x 2.82m)

Upvc window to the rear aspect, radiator, full length fitted wardrobes with hanging rail and shelving.

#### **Bathroom**

10' x 7'1 (3.05m x 2.16m)

floor to ceiling ceramic wall tiling, vanity unit with basin and cupboards below, shaver point, wall mounted mirror with light, door to airing cupboard housing the hot water tank and slatted shelving, wall mounted towel radiator, push flush wc, double ended bath suite with concealed taps, light and extractor, wall mounted mirror.

#### **Bedroom Four**

10'1 x 8'7 (3.07m x 2.62m)

Upvc window to front, radiator.

#### **Bedroom One**

Upvc window to the rear, radiator, built-in wardrobes with mirrored doors, fitted drawer unit, headboard and beside drawer units, hanging rails and shelving, internal door to:

#### En-Suite

5'6 x 5'2 (1.68m x 1.57m)

Triple aspect room with upvc window to the side Obscured upvc double glazed window to side. Important Notice: and rear. French doors leading onto the rear ceramic flooring, push flush wc, pedestal wash terrace, vaulted ceiling with eye level openers, hand basin, vanity unit, heated towel radiator, 1. Particulars: These particulars are not an offer mixer and showerhead.

#### Outside

#### Front Garden

Tarmac driveway providing off road parking for four vehicles which leads to a detached double garage with twin doors, external lighting, paved path and steps leading to the main entrance. mature and established front gardens hosting a variety of evergreen shrubs, high level gates to the side and to the rear, planted Clematis, decorative aggregate borders with specimen rose bush.

# Rear Garden

Private enclosed and well established rear garden with a full width paved terrace providing a private seating area, further raised decked 3. Regulations etc: Any reference to alterations to the rear of the garage, external lighting, gutter fed water butts, area of lawn which is fully obtained. A buyer or lessee must find out by board fencing, established trees, flowering have been properly dealt with and that all Upvc window to front, ceramic tiled flooring, shrubs, garden shed, further storage area for information is correct. the bins to the side elevations.

# **Detached Double Garage**

17'5 x 17'2 (5.31m x 5.23m)

Twin single electronically operated doors. boarded eaves space over with pull down ladder, lighting, power points, part glazed external door to the rear.

#### Services

Mains drainage & mains gas .

#### **Agents Note**

Council Tax Band - F

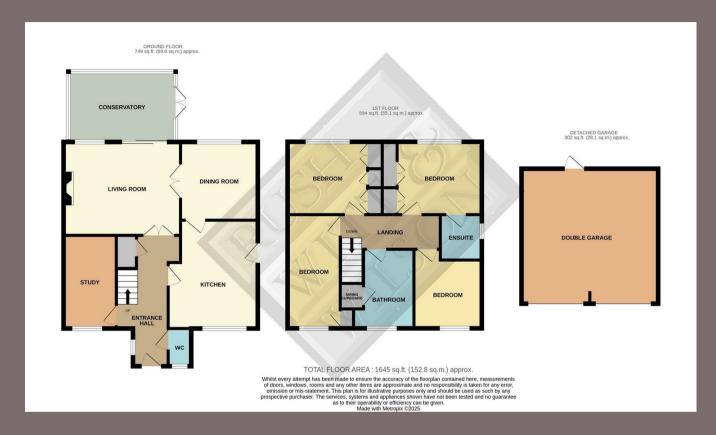
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will

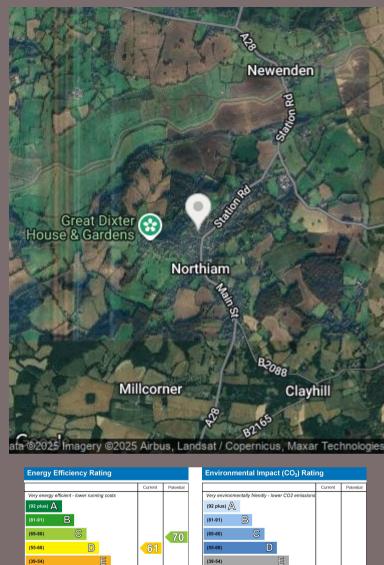
be provided by the Seller's Solicitors.

- extractor, corner shower cubicle with concealed or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
  - 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- seating area with arbour and climbing vine, to, or use of, any part of the property does not paved path to side, high level gate to front, door mean that any necessary planning, building regulations or other consent has been enclosed by a combination of high level close inspection or in other ways that these matters
  - 4. VAT: The VAT position relating to the property may change without notice.
  - 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy









Not energy efficient - higher running costs

**England & Wales** 

EU Directive 2002/91/EC



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

**England & Wales**