



'Our Focus Determines Your Reality'



Ewhurst Lane
Northiam
East Sussex
TN31 6HJ



Guide Price £1,100,000

Entrance Hall * Sitting/Dining Room * Family Room * Study
Kitchen/Breakfast Room * Utility Room * Boot Room * Cloakroom
Principal Bedroom with Ensuite * Further Double Bedroom
Family Shower Room

Two Further Double Bedrooms * Family Bathroom

Garden and Grounds Just Under 1.5 Acres
Heated Swimming Pool * Detached, Soundproofed Outbuilding
Greenhouse * Potting Shed * Off-Road Parking



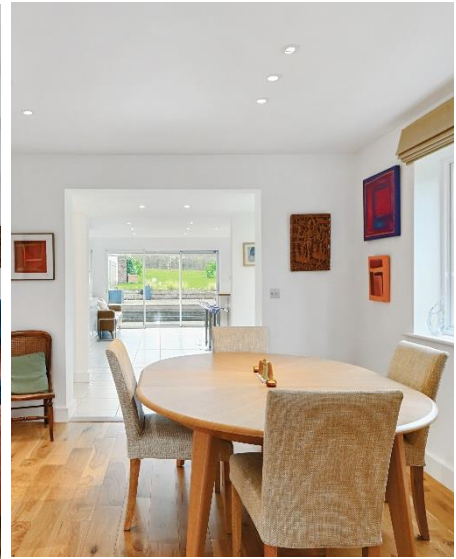
WELL-PROPORTIONED FAMILY HOME IN STUNNING LOCATION

Believed to date from the 1960s and having been extensively remodelled and extended, this well-proportioned family home is situated on the rural outskirts of Northiam, and occupies a stunning, elevated location with countryside views in every direction.

Full of light, the accommodation consists of an entrance hall, a double aspect sitting/dining room with a log burning stove and tri-fold door opening to the terrace from which to enjoy the view across the garden, a family room, study, kitchen/breakfast room with tri-fold doors leading to the swimming pool, utility room, boot room and cloakroom; there is also a principal bedroom with ensuite bathroom, a further double bedroom and a shower room on the ground floor.

On the first floor there are two double bedrooms, one currently used as a study, a sitting area, and a family bathroom.

Sitting in just under 1.5 acres of delightful garden which enjoys the sun somewhere throughout the day. There is a heated swimming pool with terrace, a detached, soundproof outbuilding currently used as a music room, which could be re-instated as a double garage if required, a greenhouse and potting shed.



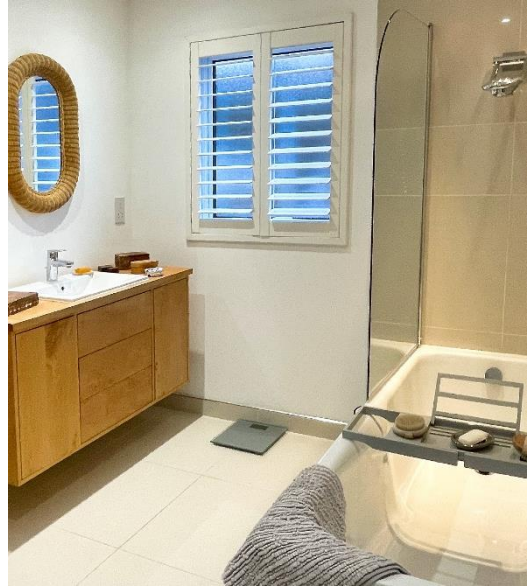
NORTHIAM

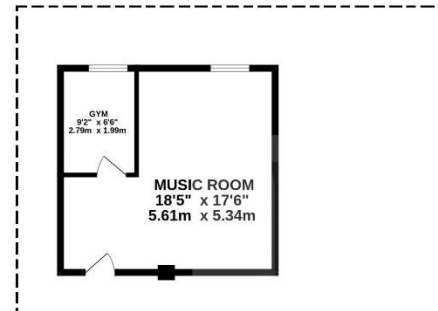
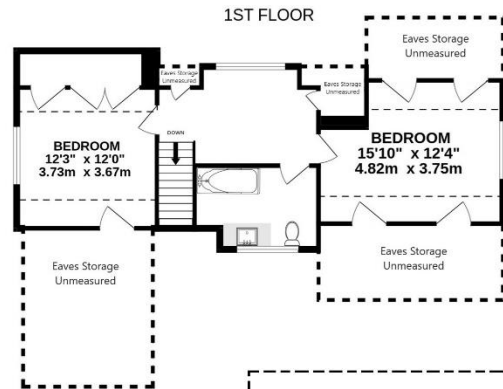
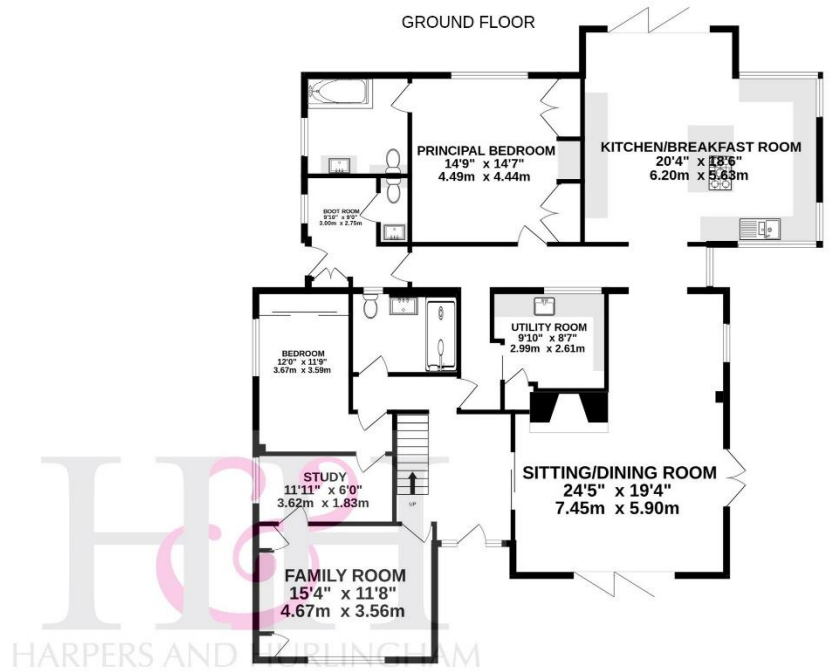
The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.





TOTAL APPROXIMATE INTERNAL FLOOR AREA, HOUSE 2,494.85Q.FT. (231.85Q.M.)
MUSIC ROOM AND GYM 322.55Q.FT. (29.95Q.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
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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SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Rother District Council - Council Tax Band G

EPC Rating: D

The farmer has right of way giving access to the fields beyond and a footpath runs to the northern boundary.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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