



'Our Focus Determines Your Reality'



Main Street
Northiam
East Sussex
TN31 6NB



Reception Hall * Drawing Room * Dining Room * Garden Room
Kitchen/Breakfast Room * Family Room * Cloakroom
Cellar * Attached Studio Annex

Principal Bedroom with Ensuite * Guest Bedroom with Ensuite
Two Further Double Bedrooms * Family Bathroom
Two Second Floor Double Bedrooms with Jack 'n' Jill Shower Room
Two Additional Attic Rooms

Garden and Grounds Approximately 1.7 Acres
Garden Store * Mower Store * Off Road Parking



IMPRESSIVE GRADE II LISTED FAMILY HOME

This impressive Grade II Listed property provides approximately 6,000sq.ft. over four floors and occupies a prominent position in the popular East Sussex village of Northiam. High ceilings, ceiling roses, sash windows and fireplaces are just a few of the features that add to the character and splendour of the property which coupled with the conveniences of modern living, provide a comfortable family home.

An eclectic style radiates through the accommodation which consists of a reception hall with exposed floorboards and fireplace with log burning stove, an elegant drawing room with fireplace and bay window with doors to the garden, dining room with exposed beams and fireplace with log burning stove, family room with fireplace and log burning stove, a garden room with flagstone flooring; there is also a kitchen/breakfast room, utility room and cloakroom with feature mural, on the ground floor.

Also on the ground floor there is a studio annex, comprising an open plan living/bedroom/kitchenette and a shower room, ideal for either a relative or as an income source in the form of a holiday let.

Stairs lead down to a cellar where there are three storerooms, one with natural light.





The principal bedroom has a floor to ceiling sash window, fireplace and slipper bath, as well as an ensuite shower room and is situated on the first floor together with a guest bedroom with ensuite shower room, a further double bedroom, a bedroom/study and a family bathroom.

In the second floor attic there are two double bedrooms sharing a Jack 'n' Jill shower room and two storerooms.

Outside gates open onto a gravel drive that provides ample driveway parking. The partially walled formal garden is predominantly lawn with mature planting, a paved terrace and a gravel terrace, the remainder of the approximately 1.7 acres is laid out in a parkland style. Within the garden there is a garden store, a mower store and a brick-based greenhouse.







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

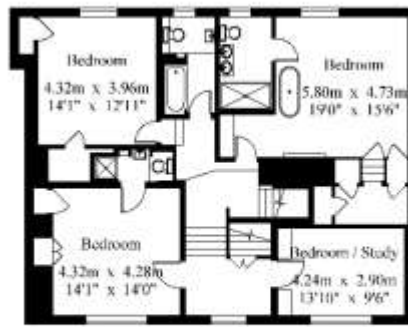
There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

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

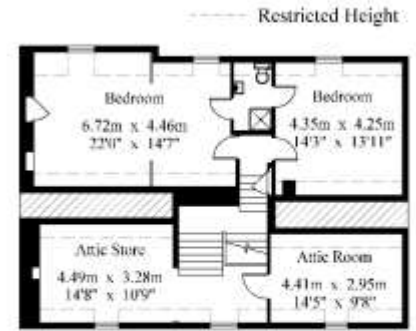


Pandora Place

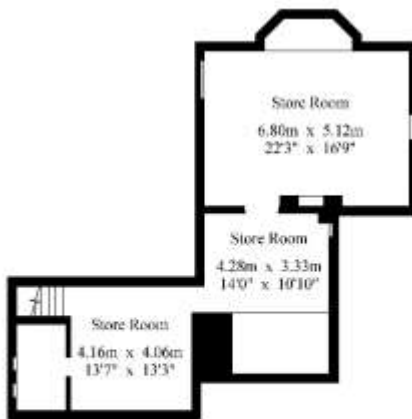
House :
 Gross Internal Area : 558.5 sq.m (6011 sq.ft.)
 Outbuildings (Approximate) :
 Gross Internal Area : 40.2 sq.m (432 sq.ft.)



First Floor



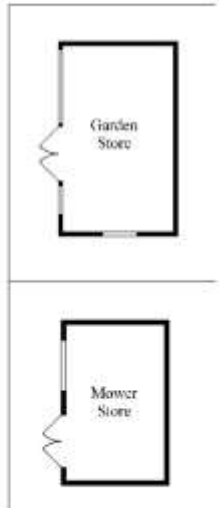
Second Floor



Cellar



Ground Floor



3 6 9 12 15 Feet
 1 2 3 4 5 Meters
 For Identification Purposes Only.
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SERVICES

All mains utilities connected. Oil fired central heating. LPG for cooking.

Rother District Council - Council Tax Band G

EPC rating: n/a

Covenants do exist on the property, further details available on request.

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com