



'Our Focus Determines Your Reality'



Main Street  
Northiam  
East Sussex  
TN31 6LA



Entrance Hall \* Sitting Room \* Dining/Family Room  
Garden Room \* Kitchen/Breakfast Room  
Boot Room \* Cloakroom \* Boiler Room

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Family Bathroom \* Separate W.C. \* Attic Bedroom \* Attic Study

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Attractive Enclosed Garden \* Off-Road Parking  
Garage



## DELIGHTFUL, PERIOD, VILLAGE HOME

Once the village post office, this delightful period family home is situated in a prominent location and has character features throughout from beams to attractive fireplaces, and a contemporary extension mixes old with new.

The property offers immaculate, well-proportioned, flexible family accommodation consisting of an entrance hall, double aspect sitting room with square bay window and feature fireplace with log burning stove, dining room opening into the family room with exposed beams, inglenook fireplace and log burning stove, a double aspect garden room with doors to the terrace, kitchen/breakfast room, boot room with door to the outside and cloakroom on the ground floor. The boiler room is attached but accessed from the outside.

On the first floor, there is a double aspect principal bedroom with square bay window and ensuite shower room, two further double bedrooms, a family bathroom and separate w.c. A staircase leads to the second floor where there is a further bedroom and a study.

A gravel driveway provides off-road parking and leads to the detached tandem garage with storage. To the front there is an area of lawn with flower and shrub beds and a picket fence. The garden to the rear is well-established with lawn, brick laid terrace and mature well-stocked flower and shrub beds.



## NORTHIAM

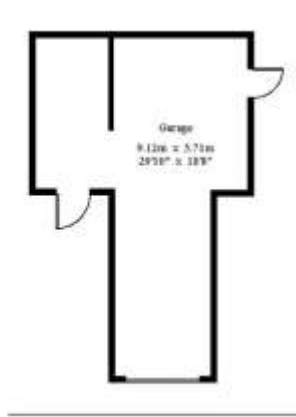
The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

## 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.





## Forge House

House - Gross Internal Area : 238.9 sq.m (2572 sq.ft.)

Garage - Gross Internal Area : 36.5 sq.m (392 sq.ft.)



Second Floor



Ground Floor



First Floor



For Identification Purposes Only.  
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## SERVICES

All mains utilities connected. Gas fired central heating.

Rother District Council - Council Tax Band F

EPC Rating: D

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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