

**RUSH
WITT &
WILSON**



**Pemberton, Main Street, Northiam, East Sussex, TN31 6NB.
£775,000 Freehold**

An impressively spacious five/six bedroom detached family home complete with detached double garage and beautifully mature walled gardens to 0.23 acre. Located within the popular Village of Northiam this delightful home enjoys a generous and highly adaptable living space arranged over three floors comprising a well-lit reception hallway with galleried landing over, living room with attractive open fireplace and adjoining garden room with doors to the rear garden, separate dining room, sitting room, WC, beautiful shaker style kitchen dining room and utility. First floor accommodation offers four bedrooms to include a generous master with en-suite bathroom in addition to the main family bathroom suite. To the second floor serves a further double aspect fifth bedroom, well appointed bathroom suite and optional sixth bedroom or office space. Externally the property enjoys an established and mature walled rear garden, laid to lawn hosting a variety of well stocked beds and abundance of private seating areas to include a pergola covered terrace. To the front the property is privately enclosed by high level electric gates providing ample off road parking complete with double garage. The immediate area offers an abundance of excellent walking routes into Northiam Village itself which benefits from 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.



Covered Entrance

External lighting and hardwood front door opening into:

Large Reception Hallway

18'3 x 8'5 (5.56m x 2.57m)

Inset coir matting, straight run staircase with timber balustrade extending to the first floor, double height ceiling with galleried landing above, window to the front aspect, built-in cupboards with hanging rail and shelving, larder cupboard with built-in shelving and light.

Dining Room

10'5 x 16'2 (3.18m x 4.93m)

Two window to the front aspect, underfloor heating, space for dining table and chairs.

Living Room

16'3 x 16'3 (4.95m x 4.95m)

Underfloor heating, window to the side elevation, exposed brick open fireplace with cast iron hood and grate, herringbone brick hearth, fitted book cases to the alcove, internal windows and glazed doors leading into:

Garden Room

12'3 x 12'6 (3.73m x 3.81m)

Wood effect karndean flooring, windows to the side, sliding upvc doors to the rear with steps leading onto the block paved terrace, further full height glazed door leading onto the raised brick terrace, high level openers, ceiling fan.

Cloakroom/WC

Vinyl flooring, push flush wc, pedestal wash hand basin, cupboard housing the underfloor heating manifolds.

Sitting Room

12'3 x 11'7 (3.73m x 3.53m)

Underfloor heating, two windows to the front aspect, full length fitted shelving and book cases with low level cupboards below.

Open Plan Kitchen/Breakfast Room

21' x 12'4 (6.40m x 3.76m)

Engineered oak flooring, window to the side and the rear aspect, underfloor heating, ceiling downlights, space for breakfast table and chairs. The kitchen hosts a range of fitted base and wall units with painted shaker style doors which sit beneath timber counter tops, undermounted butler sink with tap, integrated Miele dishwasher, beautifully fitted double Aga with four ring gas burner and twin electric oven, tiled splashbacks, extractor canopy and lighting, fitted bench seating, beautiful views to the rear garden. internal sliding door into:

Utility Room

8'6 x 8'4 (2.59m x 2.54m)

External timber door to the rear, further window to rear, ceiling downlights, space for free standing fridge/freezer, fitted base and wall units with shaker style doors, laminated countertop, inset ceramic basin with tiled splashbacks, undercounter space for washing machine and fridge.

First Floor

Landing

Linen cupboard.

Master Bedroom

16'6 x 16'6 (5.03m x 5.03m)

Underfloor heating, fitted triple wardrobe, window to the rear aspect enjoying an elevated position over the rear gardens, door to:

En-Suite Bathroom

8'9 x 9'3 (2.67m x 2.82m)

Stone effect vinyl flooring, obscure window to the rear, recessed downlights, vanity unit, double ended bath suite, shower and radiator.

Bedroom Two

10'9 x 16'6 (3.28m x 5.03m)

Underfloor heating, window to the front aspect with views to the village church.

Bedroom Three

12'8 x 12'8 (3.86m x 3.86m)

Underfloor heating, window to the rear aspect overlooking the rear gardens, built-in double wardrobe.

Main Bathroom

8'1 x 8'8 (2.46m x 2.64m)

Stone effect vinyl flooring, obscure window to side, double ended bath suite, shower enclosure, pedestal wash basin, heated towel radiator, push flush wc.

Bedroom Four

12'8 x 12'2 (3.86m x 3.71m)

Window to the front aspect, underfloor heating, built-in double wardrobe, views to the front enjoying an aspect towards the village church.

Bedroom Five

16'5 x 14'8 (5.00m x 4.47m)

Velux window to front and rear, electric radiators, eaves storage cupboards, fitted wardrobes.

Second Floor

Landing

Two velux windows to front.

Office Space/Optional Bedroom

12'4 x 8'1 (3.76m x 2.46m)

Velux window, wood effect laminate flooring, internal door into a boarded loft space.

Bathroom

8' x 12'5 (2.44m x 3.78m)

Vinyl flooring, velux window to front, electric radiator, push flush wc, pedestal wash basin, shower cubicle and niche shelving.

Outside

Front Garden

Private double high level timber gated entrance which are electrically operated, high level brick wall with further high level pedestrian gate leading into an enclosed private shingle driveway with off road parking for several vehicles, external tap, potting and storage area for the bins, shingle path leads to a low level gate to the side with access into the rear garden.

Double Garage

18'4 x 17'4 (5.59m x 5.28m)

Electrically operated door, window to side, adjacent store to the garage, power supply and lighting.

Rear Garden

South west facing orientation with paved pathway leading onto the rear

lawn, partially walled rear garden with climbing rose and well established and mature rear garden predominately laid to lawn which underlets to one end, partial far reaching views. The garden hosts a variety of well stocked and planted borders a variety of mature shrubs, specimen birch trees, pergola covered seating area which is brick paved, specimen climbing clematis, paved steps lead from the lawn onto a further block paved terrace which provides an elevated seating position over the lawns with brick borders, awning, garden hosts of pleasant seating areas, fish pond, garden shed and summerhouse to one end with slate pathway and island borders hosting a variety of specimen camellias, flowering shrubs and seasonal bulbs, external lighting, power points and gutter fed water butts.

Services

Mains gas central heating system and mains drainage.

Agents Note

Council Tax Band - G

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.

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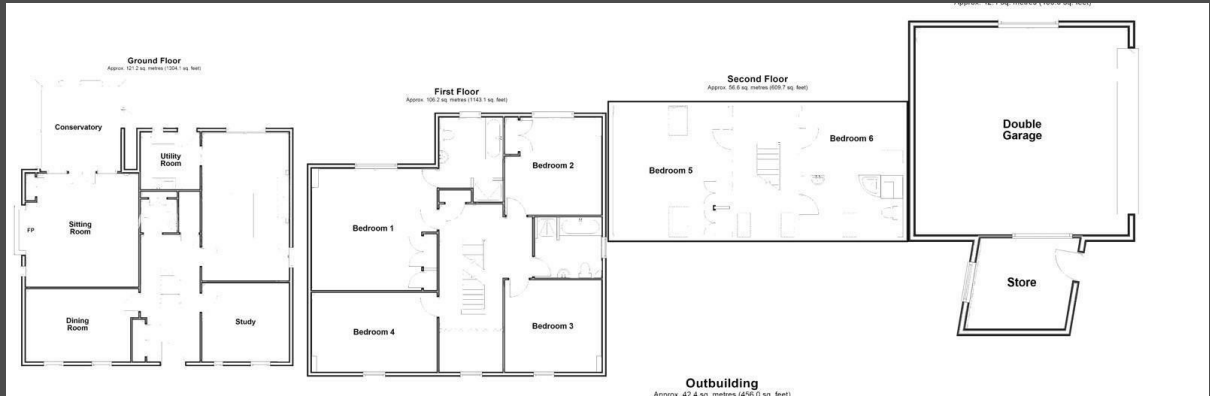
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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