LITTLE DOUCEGROVE

Doucegrove Lane, Northiam, Rye, East Sussex

A MOST IMPRESSIVE COUNTRY HOUSE

This characterful unlisted detached property offers substantial family accommodation. It sits in a fantastic rural position, surrounded by delightful gardens and grounds, with stunning views over the surrounding Sussex countryside.

			EPC
6-7	5-6	4-5	D

Local Authority: Rother District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil & heat pump heating. Solar panels. Private drainage.

Northiam 2.5 miles. Robertsbridge 9 miles (London Bridge from 70 mins). Etchingham 11 miles (London Bridge from 64 mins). Ashford 22 miles (London St Pancras from 36 mins)

Postcode: TN31 6JQ **www.what3words.com/hedgehog.ranking.sampling**

FABULOUS RURAL LOCATION, YET CLOSE TO AMENITIES

The property is situated at the end of a long driveway, in a wonderful rural location and within an Area of Outstanding Natural Beauty. The nearby pretty village of Northiam has local shops and a post office serving day to day needs. Robertsbridge and Tenterden offer further amenities with a comprehensive range of shopping, commercial and leisure facilities available at the larger centres of Battle, Tunbridge Wells and Ashford. Rail services are available at Robertsbridge, Etchingham and Ashford stations. There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

SPACIOUS ACCOMMODATION AND DELIGHTFUL GARDENS

The unlisted property offers substantial and characterful family accommodation, arranged over two floors with the added benefit of a cellar providing storage. The grand entrance hall has a fantastic vaulted ceiling and attractive galleried landing. The reception space includes a spacious double aspect sitting room with numerous windows overlooking the front and side. A study is located in one of the two roundels to the rear of the property, with an attractive fireplace and extensive fitted cupboards and bookshelves. The double aspect dining room has windows and bi-fold doors opening out to the gardens, creating a perfect space for entertaining. The wonderful kitchen / breakfast room almost spans the width of the house and includes a useful walk-in pantry and utility room. The kitchen itself is located in a roundel with lovely arched windows, bespoke fitted units, a Range cooker and central island. Open plan to the kitchen, the conservatory breakfast room has French doors opening out to the gardens. There is also a second / Butler's kitchen and a separate w.c.

On the first floor, the spacious principal bedroom has an en suite dressing room and bathroom. There is also a family bathroom and five further bedrooms, two of which share a 'Jack n Jill' bathroom, and two of which have en suite bath / shower rooms.

The house is approached over a long driveway leading to the house and garaging. To the rear, a large terrace is ideal for al fresco dining and entertaining. The delightful mature lawned gardens are divided into various areas and include a swimming pool, pool house (with a bedroom and shower room) and a games barn with attached log store. In all about 6.95 acres. Further land is available by separate negotiation.

House - Gross Internal Area : 496.5 sq.m (5,344 sq.ft.)
Games Barn - Gross Internal Area : 29.3 sq.m (315 sq.ft.)
Pool House - Gross Internal Area : 45.0 sq.m (484 sq.ft.)
Garage - Gross Internal Area : 59.9 sq.m (644 sq.ft.)

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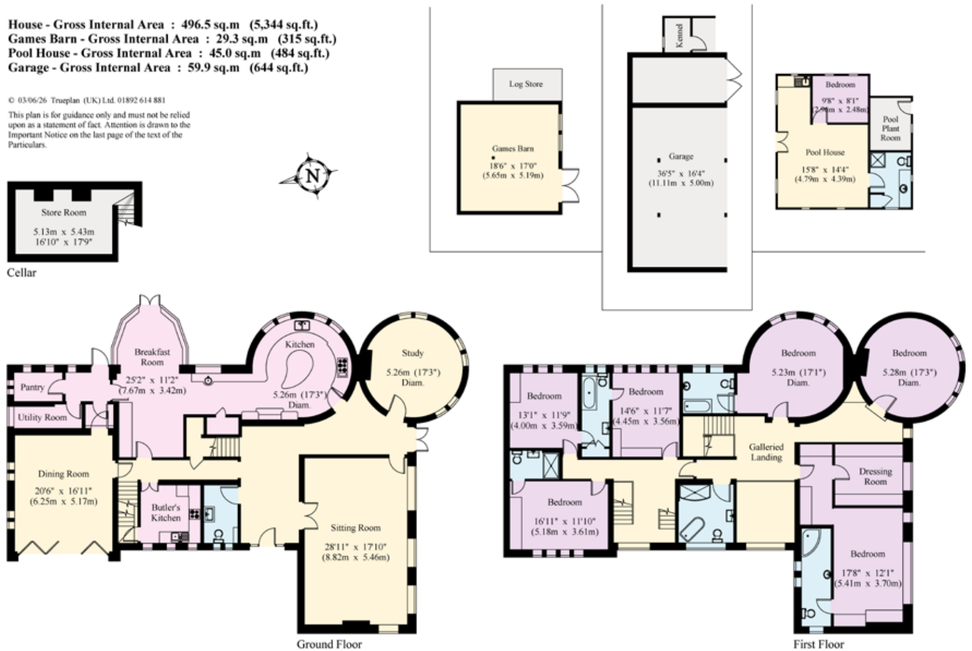
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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