



Moloney
COUNTRY PROPERTY



NEWLANDS NORTHIAM

NEWLANDS, CROCKERS LANE, NORTHAM, EAST SUSSEX.TN31 6PY

AN ATTRACTIVE AND IMMACULATELY PRESENTED NEW BUILD HOUSE WITH 10 YEAR GUARANTEE, 5 BEDROOMS, 2 WITH EN-SUITES, PLUS FAMILY BATH/SHOWER ROOM, ARRANGED OVER 2 FLOORS. FITTED AND FINISHED TO AN IMPECCABLE STANDARD INCLUDING A FABULOUS BESPOKE KITCHEN WITH DIRECT ACCESS TO THE REAR TERRACE AND SEPARATE UTILITY ROOM, SITTING ROOM WITH DOORS TO THE GARDEN AND VERSATILE RECEPTION 2. SET IN GOOD SIZE GARDENS ON THE RURAL OUTSKIRTS OF THE VILLAGE, WITH LARGE PAVED TERRACE & GENEROUS OFF ROAD PARKING WITH INTEGRAL GARAGE. FAR REACHING VIEWS TO THE REAR. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING/DINING ROOM, RECEPTION 2/SNUG, KITCHEN/BREAKFAST ROOM, UTILITY ROOM. FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS, DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATH AND SHOWER ROOM. SECOND FLOOR MASTER BEDROOM & EN-SUITE SHOWER ROOM. GATED FRONT DRIVE WITH AMPLE OFF ROAD PARKING AND TURNING, GIVING ACCESS TO THE INTEGRAL GARAGE. GOOD SIZE REAR GARDEN WITH LARGE PAVED TERRACE, ENJOYING STUNNING FAR REACHING RURAL VIEWS. GAS FIRED CENTRAL HEATING, UNDERFLOOR HEATING ON THE GROUND FLOOR, RADIATORS UPSTAIRS.



Front door with window alongside to:

ENTRANCE HALL: Wood effect tiled floor. Stairs with oak and glass balustrade to the first floor. Matching doors to all rooms. Inset ceiling lights.

CLOAKROOM: Fitted with white suite, comprising a back to wall WC, corner hand basin set onto white high gloss storage unit. Heated towel rail. Inset ceiling lights, extractor. Matching wood effect tiled floor.

SITTING ROOM: Double aspect room with double glazed doors leading out to large paved terrace the rear, enjoying far reaching rural views, twin windows to side. Fireplace (at present not in use) TV point. Inset ceiling lights. Glazed oak bi-folding doors to:

DINING ROOM/RECEPTION TWO: Double glazed window to the front. Inset ceiling lights. BT & TV points.

KITCHEN/BREAKFAST ROOM: Bi-fold doors leading out to the rear paved terrace enjoying far reaching rural views, windows to both sides. Fitted with stunning, comprehensive range of Shaker Country Cream base and wall units with black detailing and black granite work tops over with matching up-stands. 1^{1/2} bowl single drainer sink unit. Saucepan drawers. Stoves duel fuel range cooker with granite splash-back and matching extractor/light over. Recycling unit, Hisense integrated dishwasher. Matching run of units incorporating larger fridge, full height integrated Hisense freezer & pull out shelved cupboards. Double doored corner larder cupboard and display units. Samsung side by side American style fridge freezer with water and ice dispenser. Matching large island unit incorporating double cupboards, drawers and breakfast bar with 3 pendant lights over. Tiled floor. Inset ceiling lights, extractor. Door to:

GUIDE PRICE £985,000



UTILITY ROOM: Part glazed door with window alongside leading out to the side. Fitted with ivory range of base and wall units with roll edged laminate worktop over, inset with 1 ½ bowl stainless steel sink unit. Bosch Serie 4 washing machine & tumble dryer. Full height, double doored shelved storage cupboard. Inset ceiling lights.

Stairs to:

FIRST FLOOR LANDING: Matching oak and glass balustrade to the second floor. Oak panel doors to all rooms. Inset ceiling lights.

BEDROOM: Double aspect room with windows to the front and rear, enjoying views over countryside beyond. TV point. Inset ceiling lights. Part sloping ceiling.

BEDROOM: Window to the rear enjoying far reaching rural views. Inset ceiling lights. TV point.

BEDROOM: Window to the rear enjoying far reaching rural views. Inset ceiling lights. TV point.

BEDROOM: Window to the front. Inset ceiling lights. Double oak doored wardrobe cupboard with automatic light. TV point. Door to:

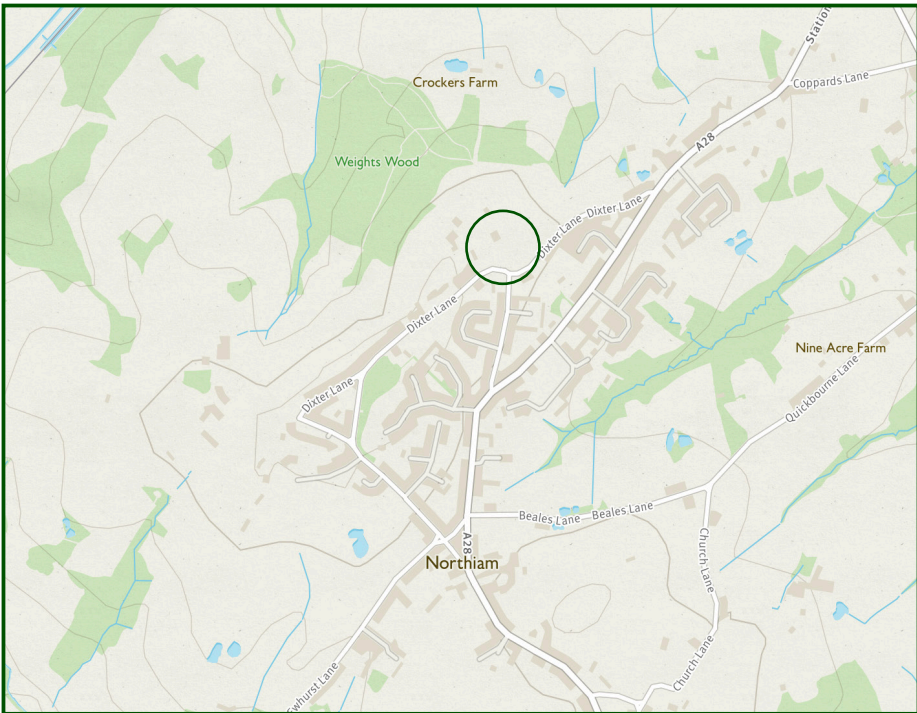
EN-SUITE SHOWER ROOM: Obscure glazed window to the side. Fitted with white suite comprising back to wall WC, semi integrated hand basin, set into grey storage unit comprising cupboards and shelves with mirror doored cabinet over, shaver point & tiled corner shower cubicle with glass sliding door. Inset ceiling lights. Tiled floor. Ladder style heated towel rail.

BATH/SHOWER ROOM: Obscure glazed window to the front. Fitted with white suite comprising back to wall WC, semi integrated hand basin set into marble effect surround with range of storage cupboards & shower bath the glass screen. Extractor, inset ceiling lights. Tiled floor. Linen cupboard with slatted shelves. Ladder style heated towel rail.

Stairs to second floor landing: Obscure glazed window to side. Door to:

MASTER BEDROOM: Window to the rear enjoying far reaching rural views. Part sloping ceilings, inset ceiling lights. Two eaves storage cupboards. TV point. Door to:

EN-SUITE SHOWER ROOM: Window to the rear. Fitted with white suite comprising back to wall WC, semi integrated hand basin set into range of white storage cupboards and drawers with laminates surround, double mirror doored cabinet over & tiled shower cubicle with sliding glass door. Part metro tiled walls, coordinating tiled floor. Ladder style heated towel rail. Inset ceiling lights.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached from the lane over a gated driveway providing ample parking and turning with pedestrian gate alongside and post and rail fenced boundaries. The driveway gives access to the integral garage with remote controlled up and over door to the front, housing the hot water tank, under floor heating controls and Worcester gas boiler. Double gates to the left with pedestrian gate alongside give access to the side paved pathway, opening out to the large paved rear terrace. The rear garden is newly laid to level lawn, with brick retained planted borders to the side. To the right hand side of the property is a matching paved path to hard standing with a 8' x 6' timber store. A low level stock fenced rear boundary maximises far reaching rural views over adjoining countryside.

SERVICES: All main services are connected. Gas central heating with underfloor heating downstairs & radiators on the first and second floor.

FLOOR AREA: 231 m² (2,486 ft²)

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E' (to be confirmed)

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Etchingham and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, turn left into Dixter Rd, signposted Great Dixter. Take the 3rd right turn, bearing right into Dixter Lane. After a short distance Crockers Lane will be found on the left with the gated entrance to Newlands immediately on the right hand side.

What3Words (Location): ///embarks.stop.serenade

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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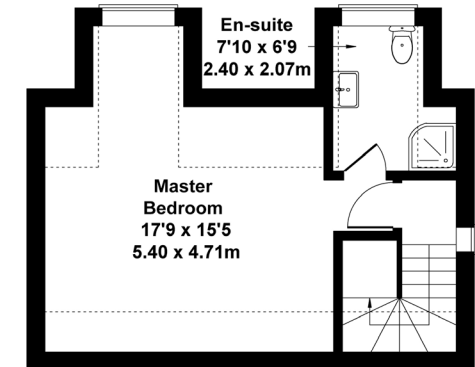
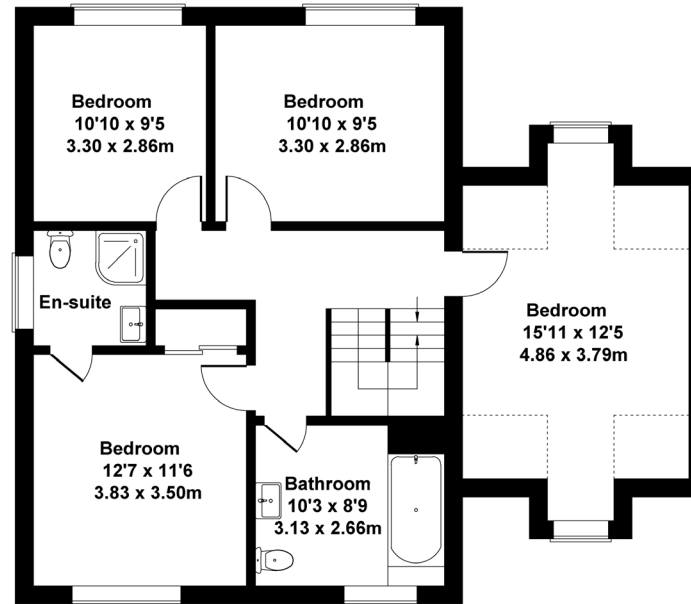
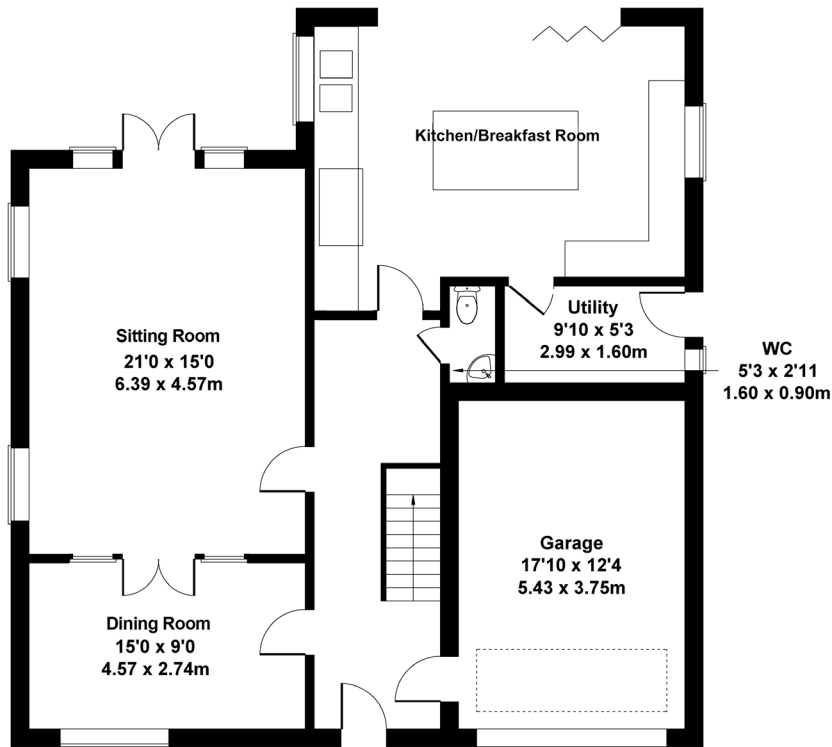
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newlands

Approximate Gross Internal Area
2486 sq ft - 231 sq m



FIRST FLOOR

SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.

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