



**Moloney**  
COUNTRY PROPERTY



**1 STRAWBERRY FIELDS** NORTHIAM

# 1 STRAWBERRY FIELDS, NORTHIAM, EAST SUSSEX. TN31 6GD

A SPACIOUS, WELL PRESENTED 3/4 BED DETACHED HOUSE, SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO THE CENTRE OF THE VILLAGE, CONVENIENT FOR LOCAL AMENITIES. HAVING BEEN RECENTLY UPDATED ACCOMMODATION NOW INCLUDES SITTING ROOM, DINING ROOM WITH DOORS TO THE GARDEN, STYLISH CONTEMPORARY KITCHEN WITH SEPARATE UTILITY ROOM AND VERSATILE STUDY/BEDROOM 4. THREE FIRST FLOOR DOUBLE BEDROOMS, INCLUDING BEDROOM ONE WITH BUILT IN WARDROBES AND LUXURIOUS EN-SUITE SHOWER ROOM AND FAMILY SHOWER ROOM. LOVELY LANDSCAPED, PRIVATE REAR GARDEN WITH PAVED TERRACE, FRONT GARDEN, DETACHED DOUBLE GARAGE, PARKING. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, STUDY/BEDROOM 4. 1ST FLOOR LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, SHOWER ROOM. DETACHED DOUBLE GARAGE, OFF ROAD PARKING, FRONT GARDEN, COVERED WALKWAY, LANDSCAPED REAR GARDEN LARGE PAVED TERRACE, TIMBER GARDEN STORE. GAS FIRED CENTRAL HEATING.



Front door to:

**ENTRANCE HALL:** Stairs to the first floor, under stairs storage cupboard. Karndean floor. Coved ceiling. Oak doors to all rooms.

**CLOAKROOM:** Fitted with white suite comprising WC, hand basin set into grey high gloss shelved storage unit with tiled splash-backs. Matching Karndean floor. Extractor.

**SITTING ROOM:** Double glazed window with horizontal blind to the front. Coved ceiling. TV point. Opening to:

**DINING ROOM:** Double opening French doors leading out to the rear paved terrace, enjoying views over the garden. Coved ceiling. Glazed oak door to:

**KITCHEN/BREAKFAST ROOM:** Two double glazed windows to the rear, enjoying views over the garden, door leading out to the gated covered walkway. Fitted with contemporary range of soft close base and wall units with coordinating square edged worktop over, inset with single bowl, single drainer composite sink unit. Hotpoint hob with concealed extractor over, saucepan drawers below. Recycling bins, integrated dishwasher, second set of saucepan drawers. Matching cupboard housing Alpha gas boiler. Double oven with cupboards above and below. Tiled splash-backs. Matching Karndean floor. Door to:

**GUIDE PRICE £670,000**



**UTILITY ROOM:** Obscure glazed window to side. Fitted with matching base units with matching worktop over, inset with single bowl sink unit. Plumbing for washing machine. Matching Karndean floor.

**STUDY/BEDROOM 4:** Double glazed window to the front.

Stairs to:

**FIRST FLOOR LANDING:** Double glazed window to the front. Matching oak doors to all rooms. Airing cupboard housing high pressure hot water tank. Loft hatch.

**BEDROOM ONE:** Double glazed window to the front. Fitted with wall to wall range of sliding mirror doored wardrobe cupboards with hanging rails and shelves. Coved ceiling. Door to:

**EN-SUITE SHOWER ROOM:** Obscure glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into white high gloss shelved storage unit with tiled splash-back & mirror over. Double shower cubicle with glass screen to side. Part tiled walls. Karndean floor. Chrome ladder style heated towel rail.

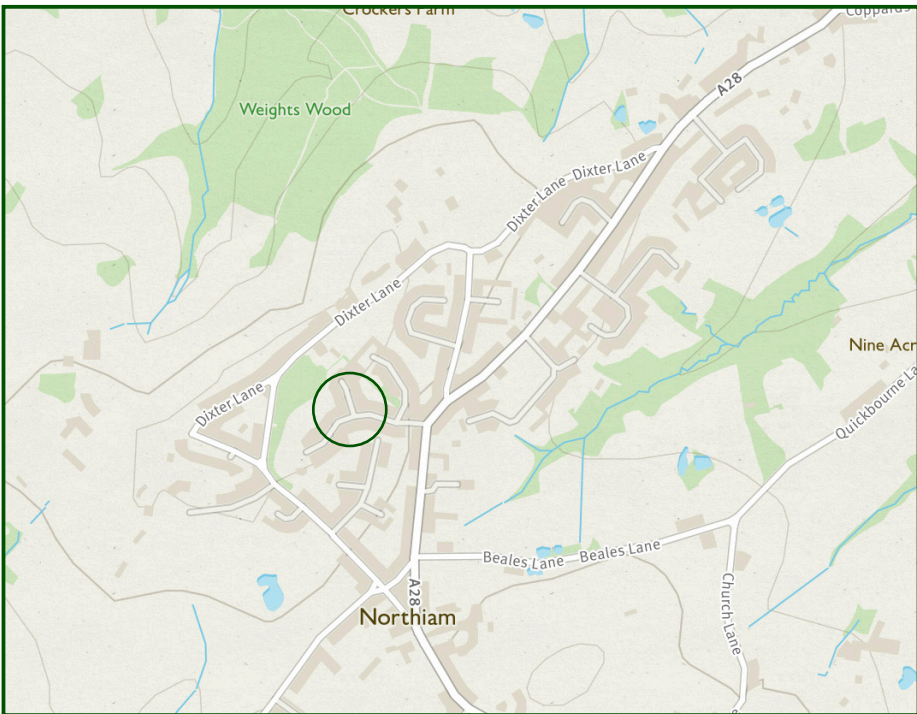
**BEDROOM TWO:** Double aspect room with window enjoying views over the rear garden and window to side. Double doored wardrobe cupboard with hanging rail and shelf over.

**SHOWER ROOM:** Obscured glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into white high gloss shelved storage unit & tiled double shower cubicle with glass surround. Chrome ladder style heated towel rail.

**BEDROOM THREE:** Double glazed window to the front. Part sloping ceiling. Four light spot track.

**OUTSIDE:** The property is approached from the road over a double driveway providing parking and giving access to the detached double garage with remote electric door to the front and personal door to the side. A gated covered walkway and second gate give access to the rear.

**Cont.**



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.

The front garden is mainly laid to level lawn with hedged boundary. The good size, enclosed, south-west facing rear garden enjoys a lower paved terrace for al-fresco dining. Brick retaining walls inset with steps and planted beds lead up to an area of level lawn with sleeper edged raised bed to the side. A path to the left leads to a large timber garden store.

**SERVICES:** All mains services are connected. Recently installed gas boiler.

**FLOOR AREA:** 170m<sup>2</sup>(1,830ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle 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, continue through the centre of the village, taking the left turn into High Meadow, take the second right hand turning into Strawberry Fields, No 1 will found immediately on the left.

**What3Words (Location):** /// clinking.fired.vocal

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

---

**MOLONEYCOUNTRYPROPERTY.COM**

---

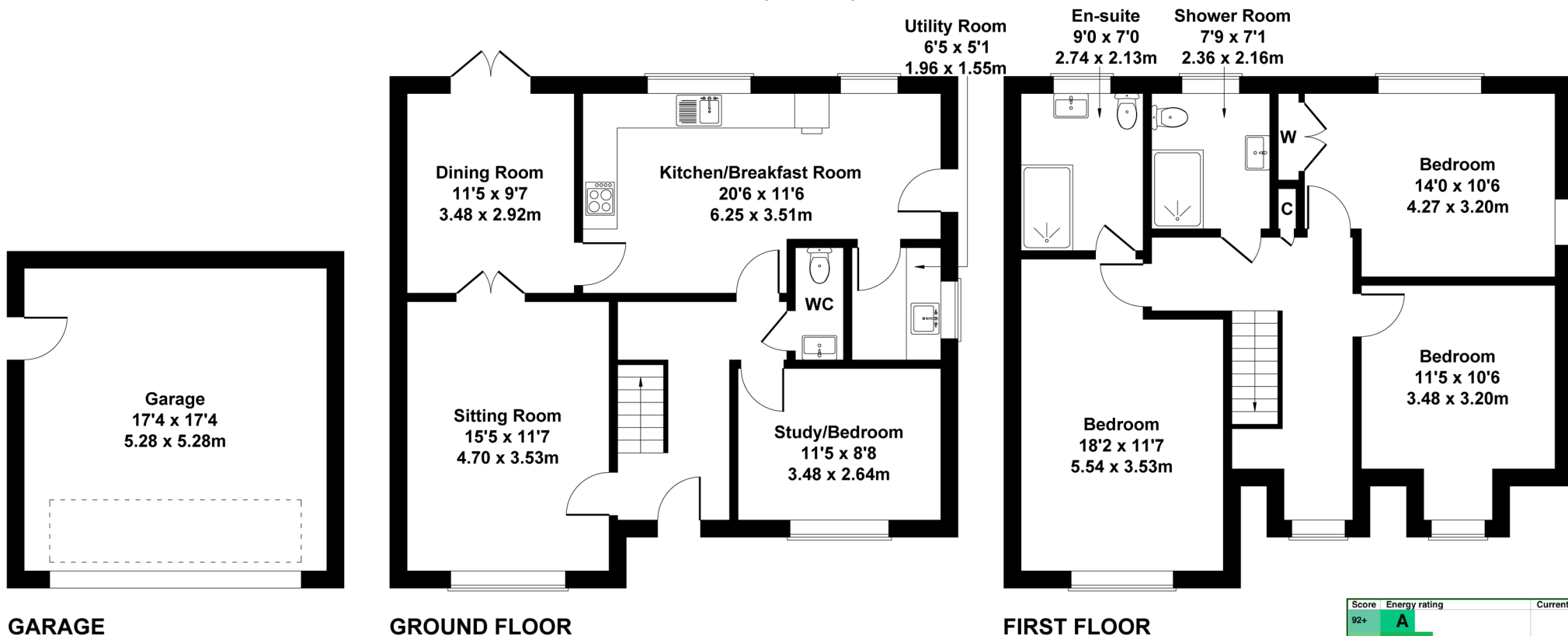
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

---

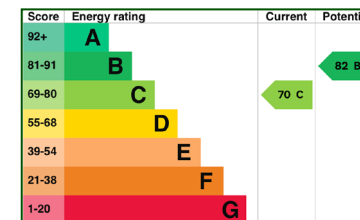
**TELEPHONE: 01797 253000 or 01580 212828**

# 1 Strawberry Fields

Approximate Gross Internal Area  
1830 sq ft - 170 sq m



Not to Scale.  
For Illustrative Purposes Only.



EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

1 STRAWBERRY FIELDS, NORTHIAM, EAST SUSSEX. TN31 6GD

