

**RUSH
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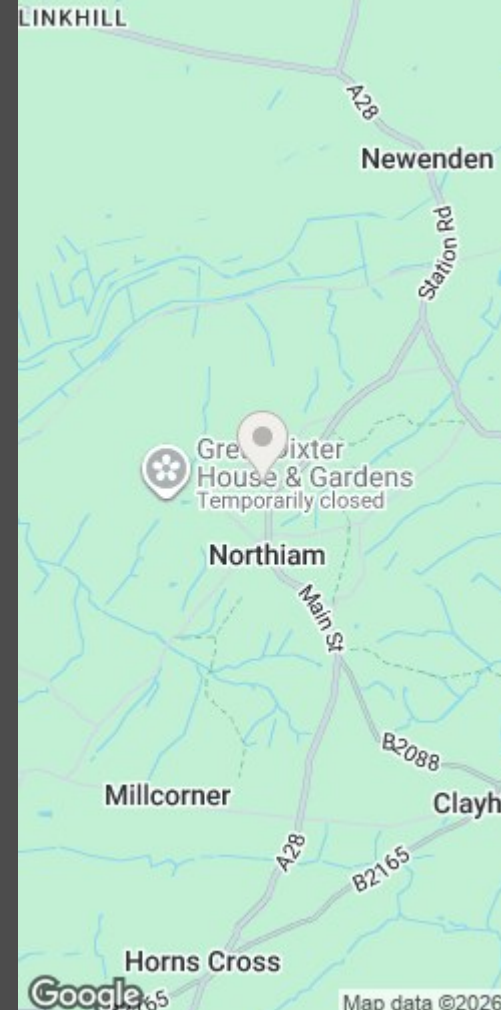
**1 Wilderness Gardens, Northiam, East Sussex, TN31 6GB.
£575,000 OIEO Freehold**

CHAIN FREE - A beautifully presented and spacious four bedroom detached family home located occupying a generous corner plot position within a quiet and highly desirable residential area of Northiam Village providing convenient access to the local amenities and just a short walk to the well renowned Great Dixter House & Gardens. Internal accommodation comprises a generous main living room with adjoining conservatory complete with underfloor heating, spacious kitchen / breakfast room, utility and useful boot room, separate dining room, cloakroom and ground floor bedroom or optional office. To the first floor are four further principle bedrooms to include a generous master bedroom with en-suite shower room in addition to a main bathroom suite. Outside enjoys a privately enclosed and landscaped rear garden with full-width paved terrace with remote operated awning and steps leading to an elevated area of lawn with established planted borders complete with large workshop or home gym. To the front offers off road parking and detached double garage. Northiam Village 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.



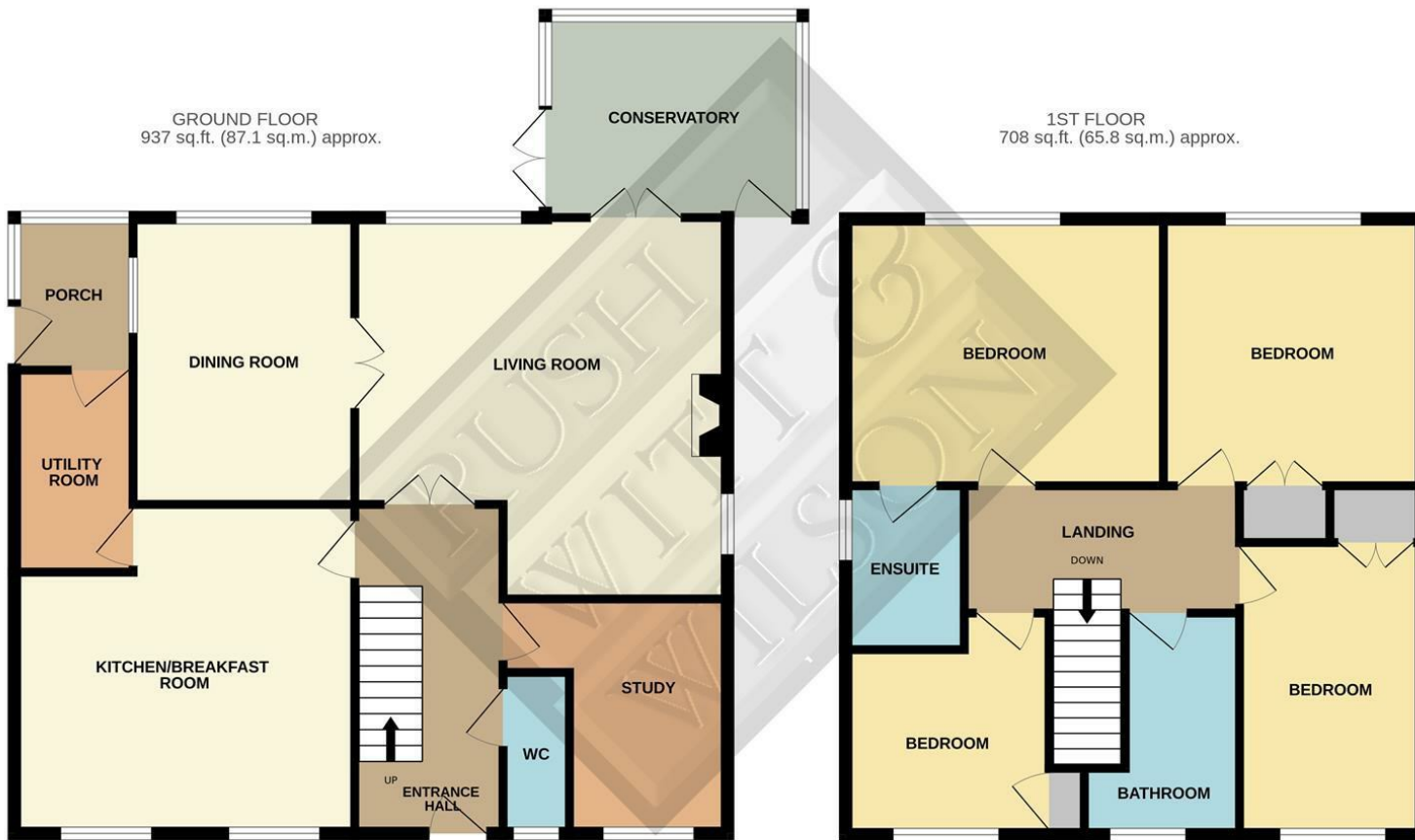






Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	82		

Energy Efficiency Rating: 70 (Current), 82 (Potential)
 Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image)



GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.

TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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