



'Our Focus Determines Your Reality'



Station Road  
Northiam  
East Sussex  
TN31 6QL



Entrance Hall \* Open-Plan Kitchen/Dining/Sitting Room  
Laundry Room  
Three Ground Floor Double Bedrooms  
Family Bath and Shower Room

---

Principal Bedroom, Ensuite

---

Grounds Just Under 0.25 Acres \* Terrace  
Off-Road Parking



## STUNNING CONTEMPORARY, DETACHED FAMILY HOME WITH VIEWS

With views across the Rother Valley, this stunning detached family home was built to provide cost effective, versatile accommodation. Sitting in just under 0.25 acres the stylish, contemporary property is within walking distance of the local amenities in the popular village of Northiam and within easy reach of the picturesque Cinque Port Towns of Tenterden and Rye.

The light filled accommodation consists of an entrance hall opening into the striking open-plan, vaulted kitchen/dining/sitting room woodburning stove, underfloor heating and two sets of bi-fold doors opening onto the terrace, a door opens into a lobby with door to outside and a sliding door into the laundry; the ground floor is completed with three double bedrooms and a family bath and shower room.

Double doors from the entrance hall open onto a staircase to the first floor principal bedroom with ensuite shower room, built-in storage and far-reaching views.

A gated aggregate driveway provides ample off road parking and leads to the side of the house to the enclosed garden to the rear which is laid to lawn enclosed with low level hedging, raised flower beds, a terrace ideal for enjoying the view and a path leading to a garden store.





## NORTHIAM

The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

## SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,621SQ.FT. (150.69SQ.M.)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
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.  
Made with Metropac 02/2020



## SERVICES

Mains electricity, water and drainage. Air Source Heat Pump for heating. Currently mobile broadband.

Rother District Council - Council Tax Band F

EPC Rating: B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)