

Warner Gray



5 Oak Terrace, Main Street,
Northiam, East Sussex TN31 6LX

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Guide Price : £450,000

A stunning character cottage which has been extended and refurbished to create the ideal home in the popular village of Northiam with two charming reception rooms, high end fitted kitchen, garage and parking.

This charming and deceptively spacious extended country cottage is the epitome of a quintessentially charming Sussex home, but with a contemporary twist. Beautifully presented, this very stylish property has been sympathetically refurbished, with its wonderful blend of modern living and period charm.

Set in the heart of the sought after and picturesque village of Northiam this property has been lovingly restored by the current owners who have created an incredible space with the addition of a show stopping modern fitted kitchen with vaulted ceiling and bi-fold doors extending the space into the outside dining area. The same attention to detail has gone into the primary suite which now has the addition of a walk-through wardrobe area and stunning en-suite with freestanding bathtub, separate shower cubicle and vaulted ceiling with Velux windows.

This home has pretty, well-stocked garden, rear entertaining area and also benefits from parking for at least two vehicles, a single garage en bloc, and a versatile workshop providing excellent storage.

SITUATION The property is within walking distance of the local amenities on offer in the village which include two convenience stores, opticians, dentist, doctor's surgery, bakery and hardware store. Northiam is the perfect retreat but is nestled perfectly to provide access to the popular and historic towns of Tenterden and Rye which offer a wider selection of general and bespoke shops, eateries and coffee houses. The surrounding area is rich in natural beauty, with miles of picturesque countryside walks to explore, while the area is also well served by a choice of respected schools in both the state and private sectors. For those commuting to London, convenient rail connections are available from nearby stations including Etchingham (11 miles) and Robertsbridge (10 miles).

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- An most attractive extended village character cottage
- Fabulous modern fitted kitchen with vaulted ceiling and bi-fold doors
- Two charming reception rooms. Utility Room and separate w.c.
- Primary suite includes a double bedroom, walk-in wardrobe
- The luxurious en-suite has a freestanding bath and separate shower.
- Second double bedroom with access to bathroom providing country views
- Delightful garden with seating, patio and an array of decorative planting
- Finished to a high standard throughout
- Garage en-bloc and parking

On entering the property you have the living room with bay window to the front, exposed wood flooring and fireplace with a wood burning stove inset and surrounded by oak cabinets. This space follows into the dining room which has a fireplace and stove and provides access to the WC, utility / laundry room and stairs the first floor.

Steps lead you to the kitchen breakfast room to the rear where the combination of bi-fold anthracite doors and electric Velux windows allow natural light to flow through this space. The vaulted ceiling provides a touch of drama to the scene and is complemented with pendant lighting above the breakfast bar and stone effect porcelain tile flooring with underfloor heating.

The range of base and eye level units are further enhanced with quartz counter-tops instant hot water tap, decorative tiled splashbacks, and AEG appliances. The utility room is in the basement and also provides a range of base and eye level units, sink and central island.

From the first floor the landing you arrive at the primary suite with double bedroom and sash window looking out to the front. The adjoining space has been adapted to offer a walk through wardrobe with storage either side and vanity area before arrive at the en-suite bathroom. The second level offers the second double bedroom and bathroom which both offer countryside views.

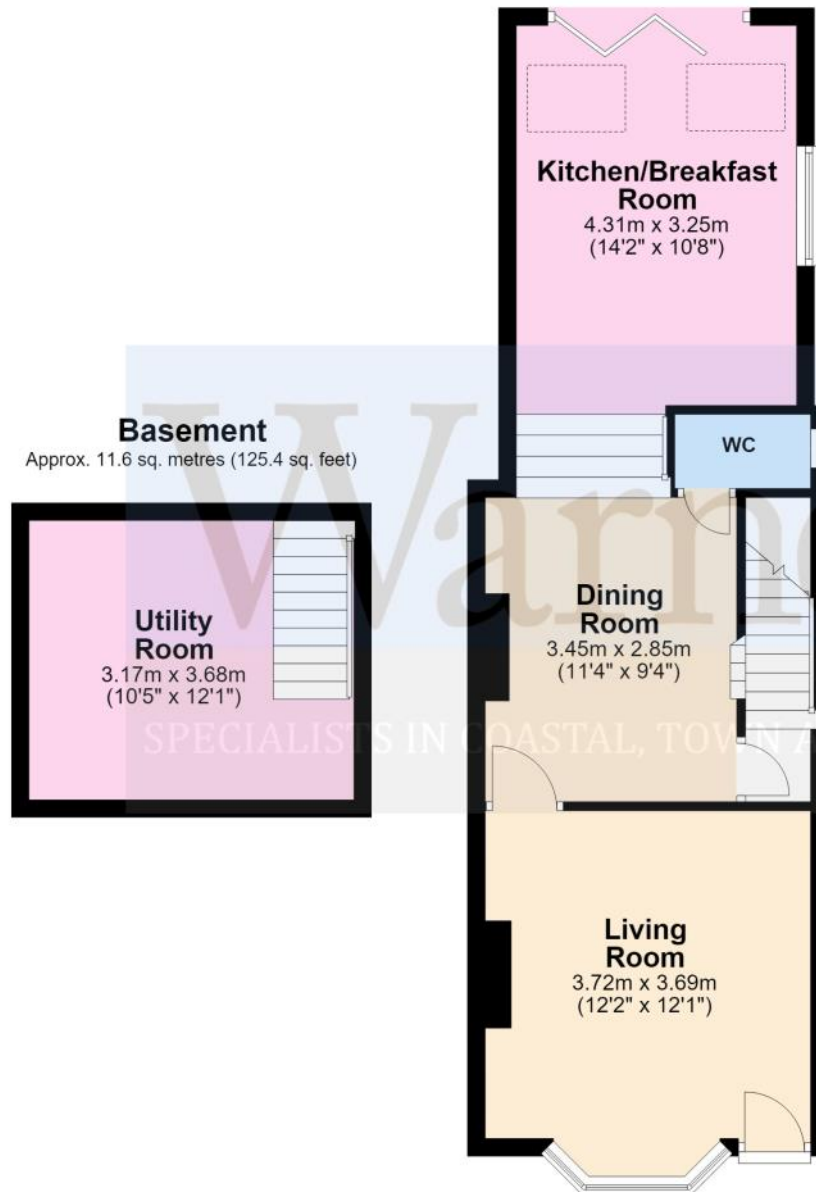
Outside This house is ideal to enjoy with friends and family and the outside space is equipped to continue the theme with dining patio area leading directly from the kitchen and extending to the most delightful planted garden and entertaining area to the rear. There is parking for at least two vehicles and right of way access to the rear along with a single garage En Bloc and workshop with double doors and windows to the front

Services : Mains water, electricity, gas and drainage. EPC rating : D Gas central heating. Local Authority : Rother District Council



Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Second Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



