

**RUSH
WITT &
WILSON**



**5 Oak Terrace, Main Street, Northiam, East Sussex, TN31 6LX.
£465,000 Freehold**

A beautifully presented and heavily extended end of terrace cottage occupying a prime central position of Northiam Village enjoying a striking balance of contemporary and period living spaciouly arranged over three floors. Having been adapted and completely renovated by the present owners, this delightful home enjoys a deceptively spacious and truly impressive living space comprising a main living room with exposed timber flooring, fireplace with fitted wood burning stove and oak cabinets, central dining room with additional fireplace and stove, WC, useful basement utility/laundry room and a stunning open plan fitted kitchen/breakfast room to the lower ground floor with vaulted ceiling and bi-folding doors to the rear garden. To the first floor, a bright landing serves an impressive master suite with generous bedroom with Oak flooring, sash casement window and access to a large walk-in dressing room and stylish en-suite bathroom with large spa shower, freestanding bath and twin vanity units. To the second floor offers a further spacious guest bedroom and separate bathroom, each enjoying elevated rural views to the rear. Outside provides a private and low maintenance garden providing the ideal entertaining or alfresco dining space comprising a sun-sail covered terrace, planted borders and fully equipped covered bar area to one end complete with wood burner and pizza oven. To the rear offers off road parking, single garage en-bloc and workshop. The property is within strolling distance to the local amenities on offer including 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 and there is no onward chain.



Picket fence with low level gate leading to the front garden, flagstone path leading to:

Covered Entrance

External lighting, front door leading into:

Sitting Room

13'5" x 14'0" into bay (4.09m x 4.27m into bay)

Exposed pine flooring, sash casement window to the front elevation, cast iron radiator, central fireplace with painted exposed brickwork, polish stone heart, ornate painted timber surround, fitted oak display cabinets with cupboards below, corner shelving, pendant lighting, telephone point, door through to:

Dining Room

11'3 x 11' (3.43m x 3.35m)

Continuation of strip pine flooring, recessed LED downlights, painted timber wall panelling, traditional cast iron radiator, painted exposed brick fireplace housing a Stovax cast iron wood burning stove. stone hearth, fitted oak bookcase to the alcove, pendant lighting, space for dining table and chairs, further wall lighters with dimmer controls, door to basement, open access to the lower ground floor kitchen/breakfast room, internal door through to:

Cloakroom/WC

Obscure double glazed window to side, decorative tile flooring, traditional suit comprising push flush wc, heritage style basin with chrome feet and furniture, traditional style radiator, pendant lighting. extractor fan, wall mounted heated touch LED lit mirror.

Garden Level

Kitchen/Breakfast Room

14'2 x 10'7 (4.32m x 3.23m)

Bi-fold anthracite doors extending onto the rear terrace and gardens, stone effect porcelain tile flooring, vaulted ceiling with pendant lighting, electrically operated twin velux windows, recessed downlights, variety of matching base and wall units, these sit beneath quartz countertops incorporating an undermounted one and a half composite basin, instant hot water tap, engineered drainer grooves, decorative tiled splashbacks, pewter door furniture, under lighters, half height AEG microwave oven, further AEG double oven, four ring AEG induction hob with a brush stainless steel coloured splashback, fitted extractor canopy and light above, soft closing cutlery and pan drawers, tower units with recessed for American style fridge/freezer, twin pull out larder units, island with matching quartz countertop incorporating breakfast bar, power points with USB charging points, TV point, thermostat for wet system underfloor heating, separate five ring AEG gas hob, undermounted oven, integral wine cooler and wine rack, integral pull out bin, AEG integral dishwasher.

Lower Ground Floor

Basement

10'3 x 13'2 (3.12m x 4.01m)

Window to side, wall mounted Alfa gas boiler, ceramic floor tiling, ceiling strip lights, fitted base and wall units, contemporary high gloss doors, laminate countertops, inset Belfast sink with rinser tap, ceramic tiled splashbacks, space and plumbing for two washing machines and

dishwasher, space for tumble dryer, integrated fridge, painted exposed brickwork.

First Floor

Landing

Window to side, pine flooring, radiator, painted balustrade, timber stairs rising to second floor, doors off to the following:

Master Suite

13'6 x 12'2 (4.11m x 3.71m)

Sash casement window to the front, engerinced oak flooring, radiator, decorative cornis and ceiling rows, door through to:

Dressing Room

6' x 11'5 (1.83m x 3.48m)

Wood effect laminate flooring, twin full length fitted wardrobes comprising hanging rails, shelving above and pull out drawers, shelving with inset mirror and lighting, column radiator, LED floor lighting with control panel, cornice lighting.

En-Suite

9'7 x 12'7 (2.92m x 3.84m)

Impressive en-suite bathroom with wood effect laminate flooring, vaulted ceiling with veluxes to either side elevations, each with fitted blackout blinds, port hole window, anthracite double heated towel radiator with either gas or electric operated timers, back to wall push flush wc, twin Roca vanity units with countertop Roca basins with pull out drawers below, heated twin touch LED wall mirrors, decorative tile splashbacks, double ended slipper bath suite with free standing tap and rinser attachment, large double shower enclosure with split face wall tiling with fitted spa shower controls with large rainfall head, jets and rinser attachment.

Second Floor

Landing

Window to side, pine flooring, painted balustrade, door and window through to:

Bedroom Two

10'9 x 13'5 (3.28m x 4.09m)

Window to the side with beautiful elevated views over Northiam recreational ground and far reaching views towards Ewhurst, grey wood effect laminate flooring, painted timber wall and ceiling panelling, radiator, ceiling and wall lights, access panel to loft, airing cupboard housing the hot water tank and slatted shelving.

Bathroom

7'4 x 6'2 (2.24m x 1.88m)

Window to the rear with beautiful far reaching views, decorative moasaque tiling, panel bath suite with traditional fittings, ceramic wall tiling, chrome heated towel rail, push flush wc, vanity unit with cupboards below, access panel to loft.

Outside

Front Garden

Raised planted borders with bush roses, ornate Acer tree.

Rear Garden

Private enclosed just off south facing garden, block paved terrace enclosed by close board feather fencing, space for table and chairs with sun sail, external lighting, external taps, high level gate providing side access, brick steps leading into the main body of garden, central plumb slate pathway flanked by well stocked planted borders, perennials, rose bushes, specimen Acer tree, feature garden lighting, specimen blossom tree.

Bar Area/Outside Kitchen

14' x 13' (4.27m x 3.96m)

Timber framed covered area which is being used as a bar, gated access to the rear, wood burning stove, fitted pizza oven, feature lighting, base units with oak countertops, breakfast bar with quartz countertop, five ring gas burner, space for stalls below, power supply, lighting and water supply.

Parking

For at least two vehicles and right of way access to the rear.

Garage En Bloc

Single garage

Workshop

Double doors and windows to the front.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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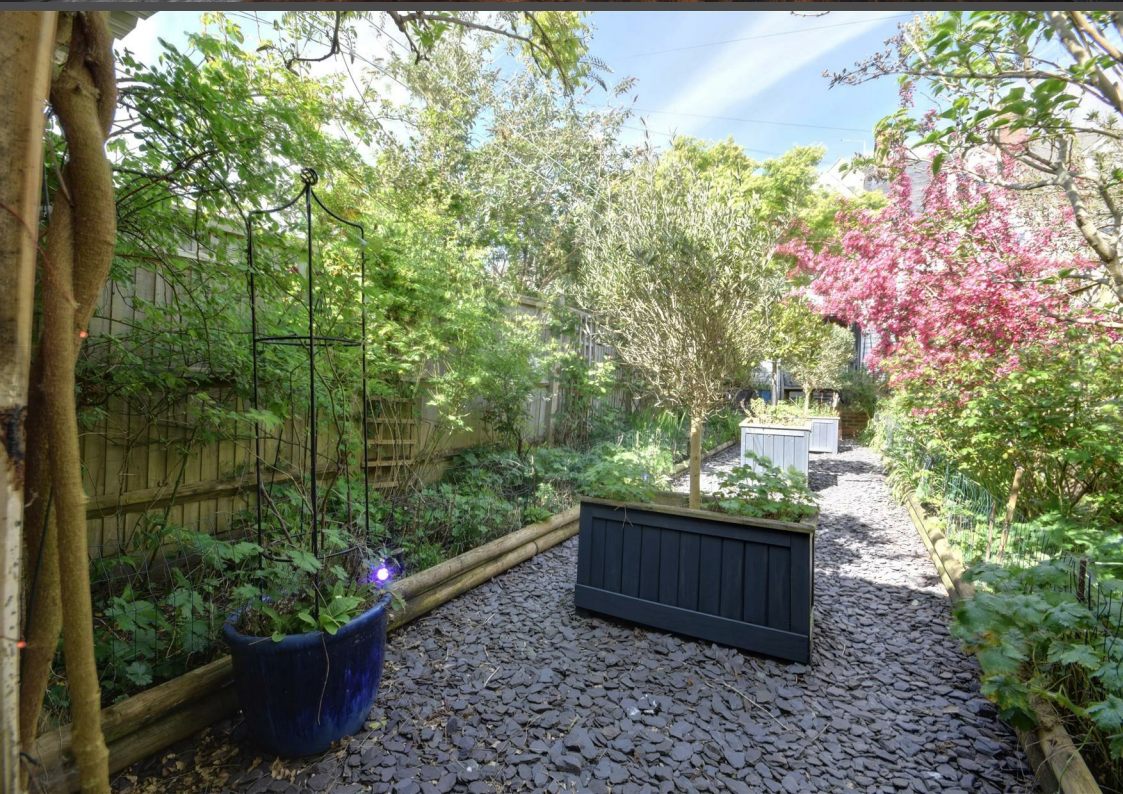
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TOTAL FLOOR AREA : 1481 sq.ft. (137.5 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 62 (Current), 71 (Potential)

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