

**RUSH  
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**Friars Cote Oast, Crockers Lane, Northiam, East Sussex, TN31 6PY.  
£625,000 Freehold**

**An attractive and well presented three bedroom detached Oast house occupying a private and idyllic country lane position of Northiam Village. Constructed in 1985, this delightful home provides a spacious living space whilst hosting a variety of stunning period features throughout with accommodation comprising a generous and double aspect kitchen/dining room, inner hall with oak flooring and oak front door, two ground floor bedrooms and main bathroom suite, attractive double aspect sitting room with exposed oak joinery, fireplace with fitted woodburning stove and cast-iron staircase leading to a generous first floor master bedroom with galleried aspect to the ground floor level, exposed joinery and access to a dressing room or home office. Externally the property enjoys a private and well tended rear garden complete with large deck terrace and covered swimming pool with pool house. To the front provides ample off road parking via a gated driveway. The property is located with close proximity to the well renowned Great Dixter House and gardens and network of excellent walking routes. Northiam Village itself offers a choice of 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. Offered Chain free.**



Shingle path leading to a painted hardwood front door leading into:

### **Kitchen/Breakfast Room**

15'6 x 19'5 (4.72m x 5.92m)

Two double glazed timber windows to the front elevation, further double glazed timber window to the rear, radiator, tiled flooring with inset coir matting, space for dining table and chairs, variety of exposed timbers and ceiling joinery, freestanding kitchen, base units with twin stainless steel bowl and tap, tiled splashbacks, Belling range style oven with eight ring gas burner, fitted stainless steel extractor canopy an light above, under counter space and plumbing for dishwasher and washing machine, space for freestanding fridge/freezer, TV points, porthole window to the rear with decorative stain glass window.

### **Bedroom Two**

14'3 x 10'7 narrowing to 4'4 (4.34m x 3.23m narrowing to 1.32m)

Window to the rear elevation, carpet as laid, radiator.

### **Bedroom Three**

14'3 x 10'2 narrowing to 4'2 (4.34m x 3.10m narrowing to 1.27m)

Window to the front elevation, carpet as laid, radiator.

### **Inner Hallway**

Oak flooring, radiator with decorative colour, exposed joinery, wall lighting, inset coir matting, shallow cupboard with shelving housing the consumer unit and electric meter, doors off to the following:

### **Bathroom**

9'7 x 8'2 (2.92m x 2.49m)

Window to the rear elevation, slate tiled flooring, floor to ceiling wall tiling, push flush wc, corner bath suite, cupboard housing gas boiler, vanity unit with cupboards below, chrome heated towel rail, shower cubicle via bi-folding door with concealed mixer.

### **Living Room**

18'2 x 15'6 (5.54m x 4.72m)

Window to the front, window to rear, two radiators, oak flooring, beautiful exposed joinery, galleried landing above with vaulted ceiling, cast iron spiral staircase leading to the first floor master bedroom, exposed brick fireplace housing

cast iron wood burning stove over a flagstone hearth, wall lights, picture lighting and TV points.

### **First Floor**

#### **Master Bedroom**

18'0 x 10'7 (5.49m x 3.23m)

Letterbox window to the side, galleried aspect to the floor below, exposed timber flooring, exposed joiner to the cowl, fitted wardrobe via pine doors, internal door to:

#### **Dressing Room**

8'9 x 14'8 (2.67m x 4.47m)

Velux window to front, carpet as laid, high level access to the eaves, radiator, built in cupboards.

### **Outside**

#### **Shared Driveway**

Five bar timber gates leading into a private shingled driveway providing ample off road parking for four vehicles, further low level pedestrian five bar gate leading into the rear elevations.

#### **Private Driveway**

Enclosed by high level close board fencing, planted shrub boarders, external PIR lighting, brick steps extending to a painted part glazed front door. brick paved path with low level picket gate and specimen beach hedgerow leading into:

#### **Side/Rear Gardens**

Chicken run, large decked side terrace with swimming pool with retractable cover, pool house, covered decked seating area with beautiful far reaching views across the Rother Valley, external lighting, variety of specimen shrubs, variegated holly, the garden is fully enclosed by high level close board fencing, area of lawn to rear enclosed by mature hedgerow and trees boundaries, further external lighting, external tap.

### **Services**

The property is on a private drainage system.

### **Agents Note**

Council Tax Band - TBA

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.

### **Important Notice:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

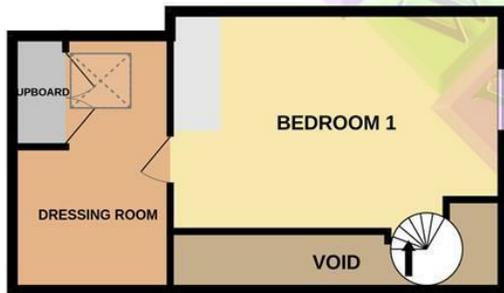
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1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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