



Moloney  
COUNTRY PROPERTY



FAIRVIEW RURAL STAPLECROSS

## FAIRVIEW, NORTHIAM ROAD, NORTHIAM, EAST SUSSEX TN31 6JP

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A DETACHED 4 BEDROOM HOUSE, LOCATED ON THE OUTSKIRTS OF THE VILLAGE, ENJOYING RURAL VIEWS, OFFERING SPACIOUS ACCOMMODATION WITH SCOPE FOR SOME UPDATING, INCLUDING SITTING ROOM, DINING ROOM, STUDY, CONSERVATORY & KITCHEN/BREAKFAST ROOM. SIDE & REAR GARDENS, DETACHED GARAGE & OFF ROAD PARKING. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM OPENING TO CONSERVATORY, KITCHEN/BREAKFAST ROOM, DINING ROOM, SIDE LOBBY, CLOAKROOM, STUDY. FOUR BEDROOMS, BATH & SHOWER ROOM. DRIVEWAY PROVIDING PARKING, DETACHED GARAGE, GARDENS SIDE AND REAR. VIEWS.



Front door to:

**ENTRANCE HALL:** Double glazed leaded light windows to both sides. Storage cupboard. Stairs to 1st floor. Bookshelves. Coved ceiling. Vinyl floor.

**SITTING ROOM:** Two double glazed leaded light windows to the side enjoying far reaching views. Bookshelves with cupboards below. Wall light points. Coved ceiling. TV point. Doors to kitchen and dining room, opening to:

**CONSERVATORY:** Double glazed windows to three sides, door leading out to the rear elevated paved terrace. Glazed sliding door to the study, leaded light window through to the dining room. Exposed brick walls. Wall light points.

**DINING ROOM:** Glazed display cupboards with cupboards below. Wall light points. Coved ceiling. Vinyl floor. Door to:

**SIDE LOBBY:** Part glazed door out to the side. Vinyl floor. Wall light point.

**CLOAKROOM:** Double glazed leaded light window to the front. Fitted with white suite comprising WC & small wall mounted hand basin with storage cupboard below. Tiled splash-back & mirror over. Wall light points. Vinyl floor. Oil fired boiler.

**STUDY:** Double glazed leaded light window to the rear enjoying far reaching views. Sliding door back through to the Conservatory. Built in bookshelves with cupboards below.

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**GUIDE PRICE £455,000**



From the dining room archway to:

**KITCHEN/BREAKFAST ROOM:** Double aspect room with double glazed leaded light windows to the front and side. Fitted with range of cream base and wall units with roll edge laminate worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Plumbing for washing machine & dishwasher. Electrolux electric oven with cupboards above and below, AEG induction hob with extractor over. Tiled splash-backs. Space for fridge freezer. Coved ceiling, inset ceiling lights, vinyl floor. Under stairs storage cupboard. BT point. Space for table.

Turned staircase to the first floor:

**LANDING:** Double glazed leaded light window to the front. Matching doors to all rooms. Loft hatch.



**BEDROOM ONE:** Double aspect room with double glazed, leaded light window enjoying views to the front and adjoining countryside to the side. Wardrobe cupboard with hanging rails, matching cupboards above.

**BEDROOM TWO:** Double aspect room with double glazed, leaded light windows to the side and rear enjoying far reaching rural views. Coved ceiling. Wall light points. Range of fitted wardrobe cupboards with hanging rails and cupboards above.

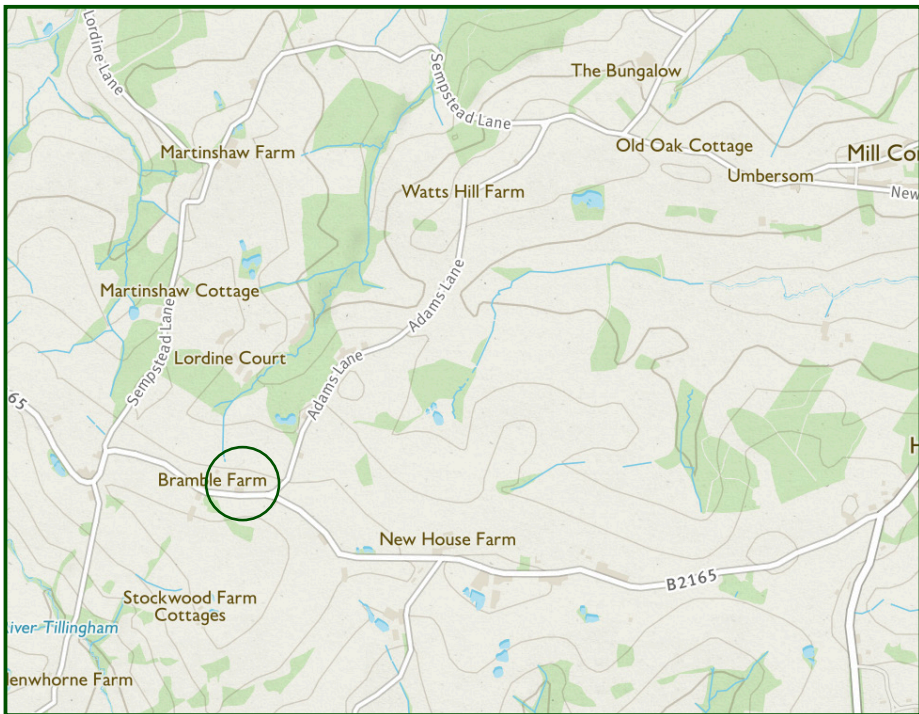
**BEDROOM THREE:** Double glazed, leaded light window to the rear enjoying far reaching rural views. Wardrobe cupboard with hanging rail and cupboards above. Wall light points, coved ceiling.

**BEDROOM FOUR:** Double glazed, leaded light window to the front. Coved ceiling, wall light points.



**BATH AND SHOWER ROOM:** Double glazed, leaded light window to the side. Fitted with contemporary white suite comprising WC, hand basin set onto white storage cupboard, free standing claw foot bath & tiled shower cubicle with bi-folding glass door. Tiled walls, tiled floor. Shaver point. Inset ceiling lights, mirror. Airing cupboard housing hot water tank with slatted shelves over.

**OUTSIDE:** The property is approached from the road over a gravelled driveway providing parking and giving access to the detached brick built garage with up and over door to the front. A gate to the side leads to a large elevated, paved terrace



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

to the side and rear with rose planted beds to the side. The pathway continues to the rear of the property with steps leading to the lower garden, which is enclosed to all sides and enjoys far reaching rural views across adjoining countryside, mainly laid to lawn with planted beds and borders and further paved terrace for alfresco dining. Timber garden store.

**SERVICES:** Mains electricity & water mains are connected. Oil fired central heating. Private drainage.

**FLOOR AREA:** 157 m<sup>2</sup> (1,690 ft<sup>2</sup>) Approx.

**EPC RATING:** 'E'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling south on the A28 through Northiam, continue out of the village, taking the right turning, B2165, signposted Staplecross & Battle. Continue on this road passing Adams lane on the right, Fairview will be found on the right after a short distance.

**What3Words (Location):** ///remaining.midwinter.shoppers

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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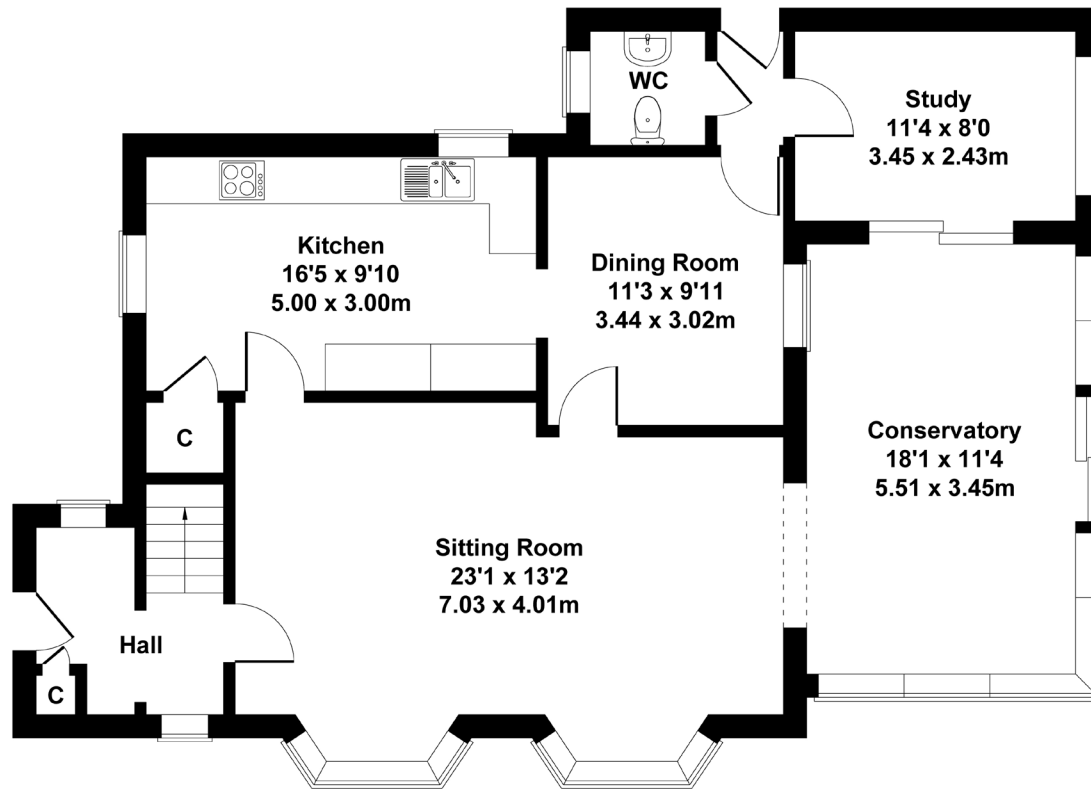
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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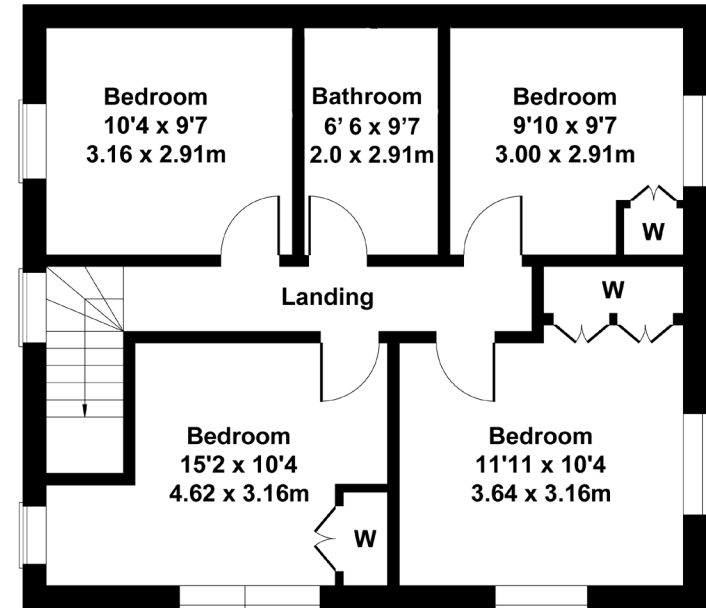
**TELEPHONE: 01797 253000 or 01580 212828**

# Fairview

Approximate Gross Internal Area  
1690 sq ft - 157 sq m

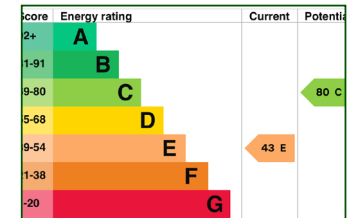


GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.



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