



Moloney
COUNTRY PROPERTY



2 THE OAST NORTHAM

2 THE OAST, GATE COURT FARM, NORTHIAM, EAST SUSSEX TN31 6QT

A SPACIOUS, ATTACHED GRADE II LISTED 4 BED OAST CONVERSION, LOCATED ON THE OUTSKIRTS OF THE VILLAGE, ALONG WITH A Paddock, BELIEVED TO MEASURE JUST UNDER 1 ACRE IN TOTAL (TBV). 2 GENEROUS RECEPTION ROOMS, ROUNDel DINING ROOM & KITCHEN/BREAKFAST ROOM, 4 BEDROOMS, 1 EN-SUITE, INCLUDING 2 ROUNDel BEDS, BATH/SHOWER ROOM. FRONT GARDEN, EXTENSIVE REAR TERRACE ADJOINING AND ENJOYING VIEWS OVER LARGE POND, ENCLOSED Paddock. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE LOBBY, SITTING ROOM, MUSIC ROOM/RECEPTION 2, INNER HALL, CLOAKROOM, ROUNDel DINING ROOM /RECEPTION THREE, ROUNDel KITCHEN/BREAKFAST ROOM, FIRST FLOOR LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, 2 ROUNDel BEDROOMS, BEDROOM 4, BATH AND SHOWER ROOM. FRONT GARDEN, ATTACHED, DOUBLE, OPEN FRONTED GARAGE, LARGE PAVED TERRACE TO THE REAR ENJOYING VIEWS OVER ADJOINING POND. ENCLOSED Paddock, JUST UNDER 1 ACRE IN TOTAL (TBV) OIL CENTRAL HEATING CENTRAL HEATING.



Wooden stable door to:

ENTRANCE LOBBY: Double glazed window to side, opening to:

SITTING ROOM: Window to the front. Stairs to the first floor with wooden handrail. Bookshelves, built in cupboard housing Grant oil fired boiler. Wooden floor. Door to inner hall, double opening doors to:

MUSIC ROOM /RECEPTION TWO: French doors leading out to the side terrace. Under stairs storage cupboard. Shelves. Glazed door back to the:

INNER HALL: Inset ceiling lights. Exposed roundel brick walls. Door to:

CLOAKROOM: Fitted with white suite comprising WC, wall mounted hand basin with tiled splash-back. Extractor. Vinyl floor.

ROUNDel DINING ROOM: Two wooden double glazed windows overlooking the side terrace and the adjoining pond. Ceiling beam. Wall light points.

ROUNDel KITCHEN/BREAKFAST ROOM : Twin wooden double glazed windows enjoying views over the adjoining pond and terrace, wooden stable door leading out to the terrace. Fitted with range of white base and wall units with wood effect worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Electric hob

GUIDE PRICE £725,000



with concealed extractor over, double electric ovens with cupboards above and below. Pull out metal shelved larder cupboard. Plumbing for dishwasher & washing machine. Space for breakfast table. Tiled splash-backs. Wooden floor. Beam. Inset ceiling lights.

Stairs to split level first floor:

LANDING: Two skylights over. Airing cupboard housing hot water tank.

BEDROOM ONE: Double glazed window enjoying views to the front. Fitted with wall to wall range of wardrobe cupboards with hanging rails and shelves. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin with glass shelf and mirror over, shaver point. Tiled shower cubicle. Tiled walls, vinyl floor.

ROUNDEL BEDROOM: Velux window over. Hatch to loft storage space.

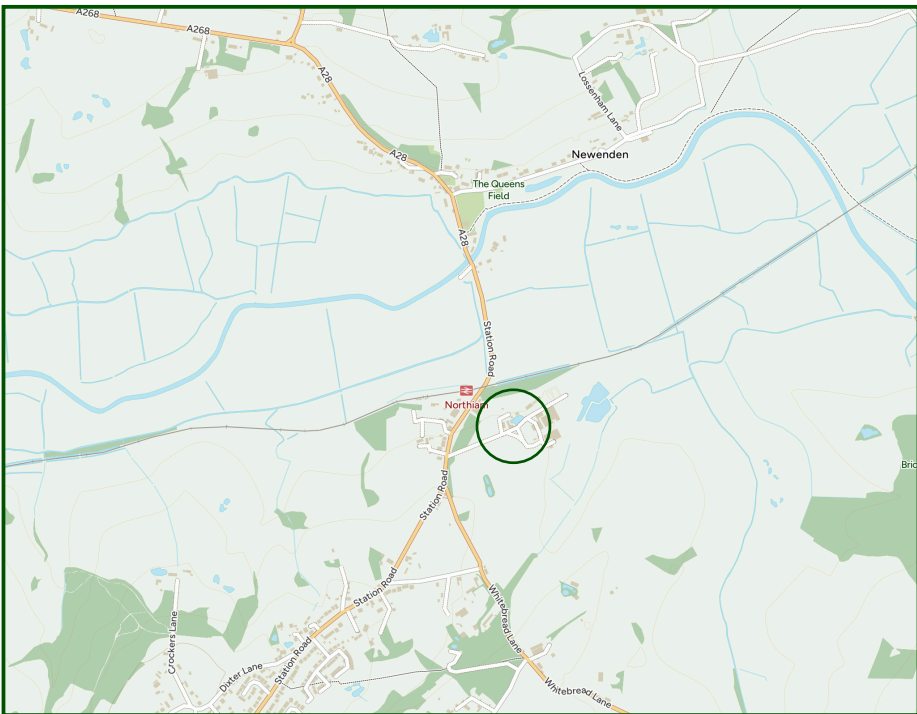
ROUNDEL BEDROOM: Velux window over. Hatch to loft storage space.

BEDROOM FOUR: Wooden double glazed window enjoying views over the pond. Wall and ceiling beams. Range of wardrobe/storage cupboards with hanging rails, shelves and drawers.

BATH AND SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin with mirror & light/shaver point and panelled bath with Mira shower over, glass shower screen to side. Tiled walls, extractor, vinyl floor. Chrome heated towel rail. Extractor.



OUTSIDE: The property is approached over a private road with double, open fronted attached garage providing parking. A pedestrian gate with picket fenced boundary gives access to gravelled pathway leading to the front door. The garden is laid to level lawn with planted raised beds and borders and hedged and fenced boundaries. On the opposite side of the gravel drive is a fenced paddock. To the rear of the property is an extensive paved terrace adjoining and enjoying views over a large pond. All believed to measure just under 1 acre. **Cont.**



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.

SERVICES: Mains water and electricity are connected. Oil fired central heating. Private shared drainage.

FLOOR AREA: 207 m² (2,228 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

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 north on the A28, continue through Northiam village, the entrance to Gate Court Farm will be found on the right shortly before the steam railway level crossing, after the turning to Rye. 2 The Oast will be found on the left after 250 yards.

What3Words (Location): ///resonated.jeep.annotated

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

MOLONEYCOUNTRYPROPERTY.COM

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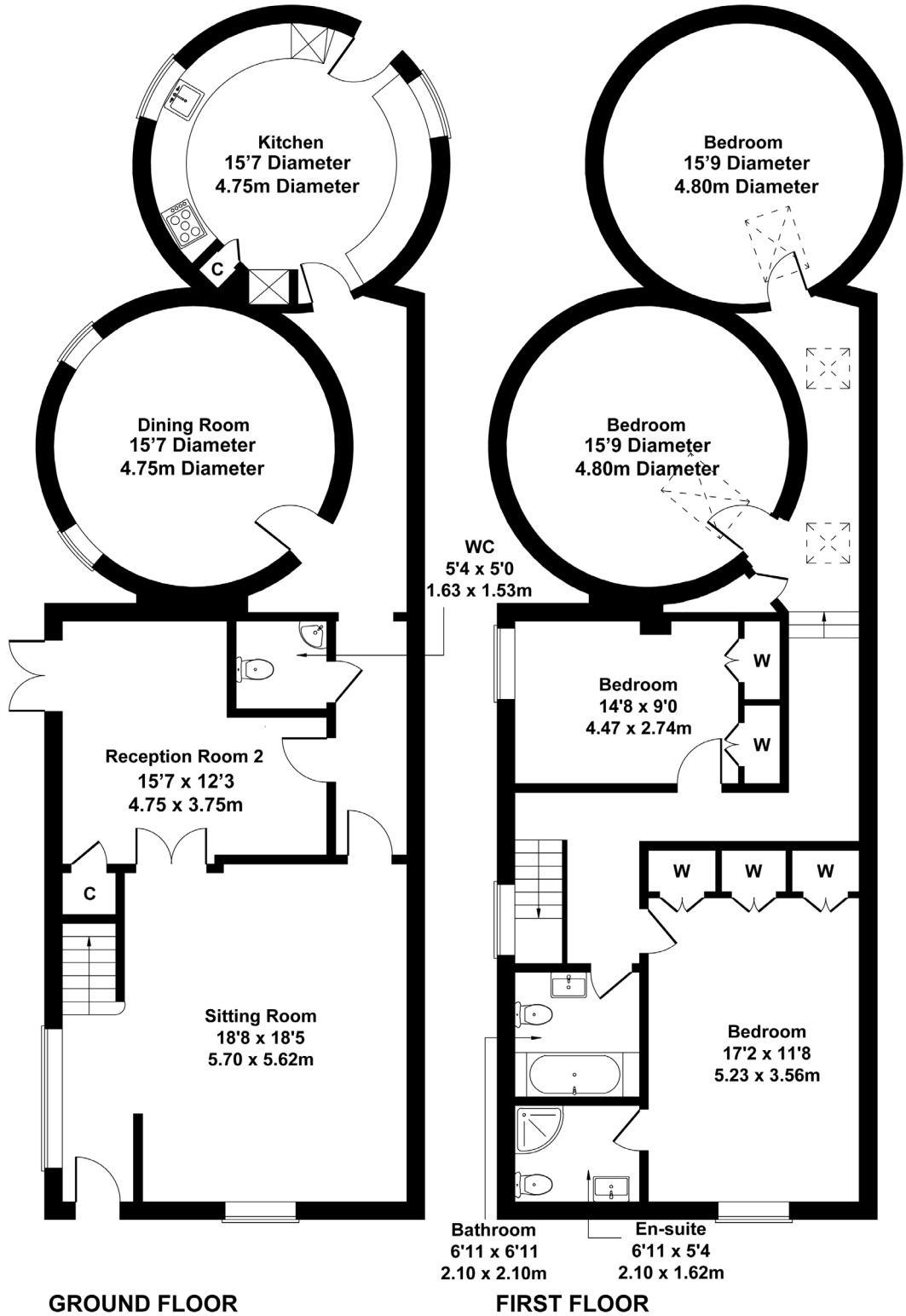
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2 The Oast

Approximate Gross Internal Area
2228 sq ft - 207 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

