PHILLIPS & STUBBS

coastal + COUNTRY

Centrally located in Northiam famed for its Great Dixter house and gardens. The village offers leisure facilities including bowls club, library and a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More comprehensive facilities are available in Peasmarsh (4 miles), where there is a family run supermarket. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Tenterden (7.5miles) has a Waitrose and Tesco supermarkets and a leisure centre. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1hr, 20 minutes respectively. Ashford (20 miles) provides a high-speed service to London St Pancras in 37 minutes.

The cottage presents principally weatherboard clad elevations with timber casement windows under a mansard and pitched, plain tiled roof.

The versatile and deceptively spacious accommodation is arranged over three floors (see floor plan) and boasts many period features including exposed beams and timbers and a large open inglenook fireplace in the main reception room. Kitchen fitments and Bath/Shower Room suites have been modernised in recent years and two Attic rooms afford good, usable additional space. There is also a small cellar.

Outside

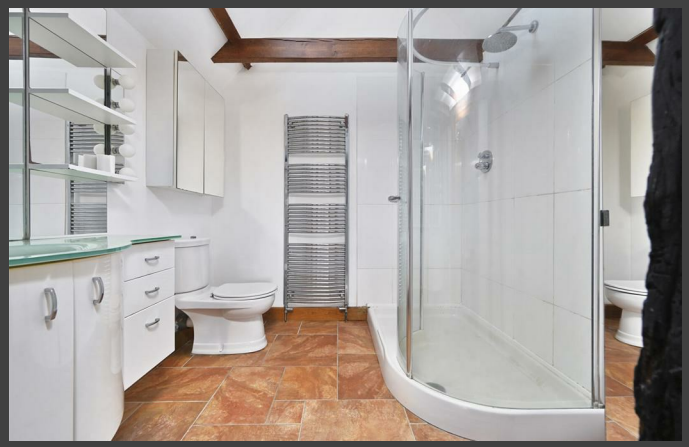
The property fronts Main Street and has the benefit of an off road parking bay. A side passage leads to the enclosed rear garden with its patio area and timber store.

Other Information

Local Authority: Rother District Council
Services: Mains electricity, gas, water and drainage.
Predicted mobile phone coverage: EE, O2, Vodafone & 3
Broadband speed: Ultrafast 1000 Mbps. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In Excess Of £450,000 Freehold

2 Beechfield, Main Street, Northiam, East Sussex, TN31 6LP



A charming, Grade II listed semi-detached house located in the heart of village benefiting from characterful and versatile accommodation comprising two good size reception rooms, large kitchen/dining/family room with separate utility and WC off. Cellar. Three first floor bedrooms, bath and shower rooms. Second floor Attic Rooms. Enclosed gardens to the rear with timber store. Off road parking space. Gas fired central heating.

• No onward chain • Convenient, central village location • Versatile and characterful accommodation arranged over three floors • Off road private parking bay • Gardens • Period features including inglenook fireplace and many exposed beams and timbers

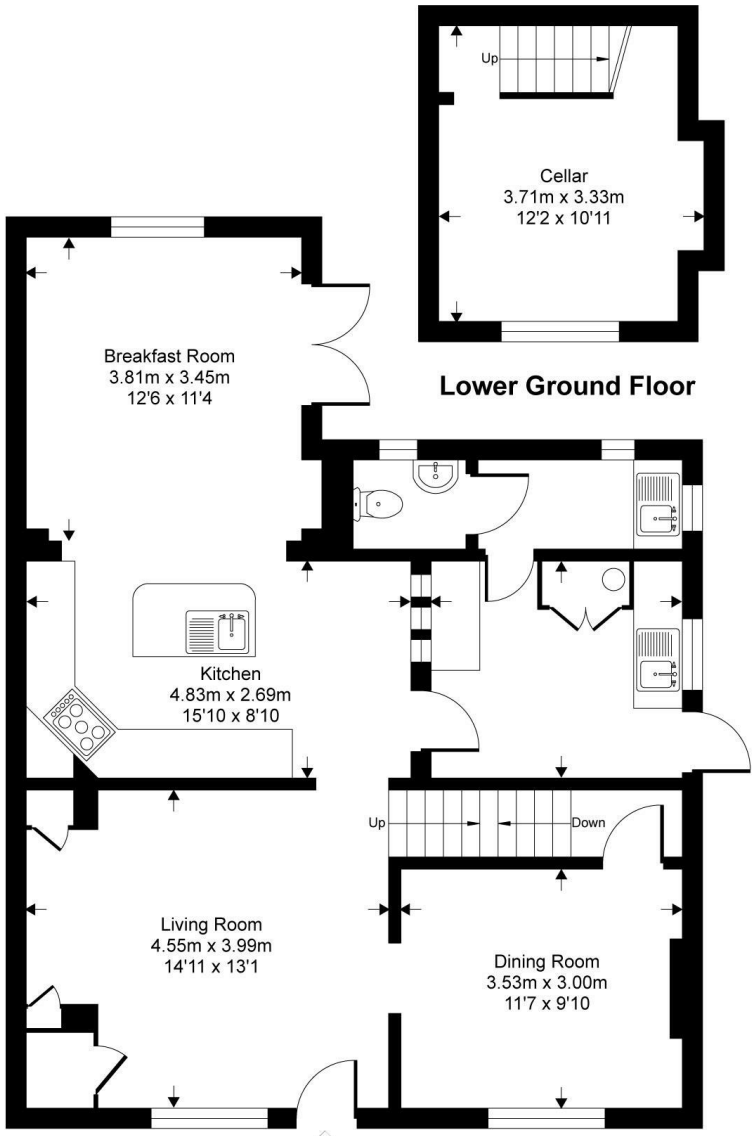
Directions: The property will be found in the centre of the village of Northiam opposite the Green. TN31 6LP. What3words: goat.presented.smoke

EPC: D
Local Authority: Rother District Council
Council Tax Band: E

= Reduced headroom

2 Beechfield

Approximate Gross Internal Area = 181.6 sq m / 1955 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2026 - Produced for Phillips and Stubbs

PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:
Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk