

**Warner** *Gray*



**Greendale,**

**New Road, Northiam, East Sussex TN31 6HS**

## Greendale, New Road, Northiam, East Sussex TN31 6HS

Guide Price £625,000

Greendale is an exceptional detached three-bedroom bungalow situated along a rural country lane on the outskirts of this popular village enjoying views the front over Sherborne Valley. There is large driveway providing good parking with a terrace to sit enjoy the outlook, an attached garage with charming pergola and the rear garden is well stocked along with a garden store and seating area.

As there is no onward chain, this lovely property would make the ideal home for a buyer wishing to move straight in and enjoy living there and with its versatile living space, it has the flexibility to suit a number of different buyers and lifestyles. Internally, the spacious accommodation is well presented in light, stylish décor providing a bright feeling throughout and features characterful engineered oak flooring. There is a welcoming entrance hall, fitted kitchen / breakfast room with adjacent utility room / cloakroom, spacious 20' sitting room, separate dining room, generous principal bedroom with en-suite bathroom, two further bedrooms and family shower room.

Greendale is set along a country lane on the outskirts of the village which provides everyday amenities including general stores, bakery, primary school, doctors surgery and the famous gardens at Great Dixter.

- Exceptional detached three-bedroom bungalow along a rural country lane
- Enjoying open views to the front over the Sherborne Valley
- Well presented, spacious light and bright accommodation
- Large driveway providing parking and a front terrace
- Attached garage featuring a charming pergola
- Well-stocked rear garden with garden store and dedicated seating area
- Offered with no onward chain, ideal for buyers wishing to move straight in
- Versatile living space to suit a range of lifestyles
- Desirable setting on the outskirts of this popular rural village
- Viewing highly recommended

**SITUATION** This lovely property is in a desirable location on the edge of the thriving village of Northiam, which has many amenities including general stores, a doctors surgery, dentist, bakery / café, primary school, hardware store and veterinary clinic. The famous house and gardens of Great Dixter are close by and there are many wonderful walks through the beautiful countryside that surrounds the village and which makes up part of the High Weald Area of Outstanding Natural Beauty. The nearby towns of Rye (8 miles) and Tenterden (7 miles) offer a more comprehensive range of shopping, health, leisure and sporting facilities. There is excellent schooling in the area in both the private and state sectors and for transport to London, there are regular rail services from Etchingham, Robertsbridge and Staplehurst.

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The accommodation comprises the following with approximate dimensions : The side entrance door opens into the **ENTRANCE PORCH** and in turn opens to the:

**ENTRANCE HALL** which provides access to all the rooms with useful built in storage / airing cupboard.

The **SITTING ROOM** 20'7 x 16'7 is a wonderful room with charming bay window overlooking the front garden with countryside views beyond. There is a feature brick fireplace adding character and a focal point to the room with recess areas each side. Further window to the side. An open archway leads through to :

**DINING ROOM** 13'4 x 9'4, this is a versatile room which could be used in a number of different ways, with French doors to the front and further window to the side.

**KITCHEN / BREAKFAST ROOM** 13'4 x 9'9, a well-appointed kitchen featuring a range of worksurfaces with tiled splash-backs, base cupboards and drawers under with matching range of wall mounted cupboards above with De Deitrich double oven / grill and induction hob with extractor hood. Space for dishwasher and upright fridge / freezer.

Sink unit drainer and swan-neck tap. Space for breakfast table and chairs. Window to the side and door to :

**LOBBY / UTILITY / CLOAKROOM** A very useful space with the lobby having a door to the side and central heating boiler. The adjacent practical utility / cloak room has a low level w.c. Worktop with sink and space for washing machine below. Sky light window.

**BEDROOM 1** 11'9 x 11'5. A lovely double bedroom with full height mirrored wardrobes and built in further storage / wardrobe cupboard. Window to the rear.

Door to the large **EN-SUITE BATHROOM** Fitted with smart white suite comprising panelled bath with mixer tap and hand held shower attachment, low level w.c. vanity unit with wash basin. Towel rail.

**BEDROOM 2** 13'4 x 8'8. A further double bedroom with window to the rear.

**BEDROOM 3** 10'2 x 9'3. A versatile room with window to the side.

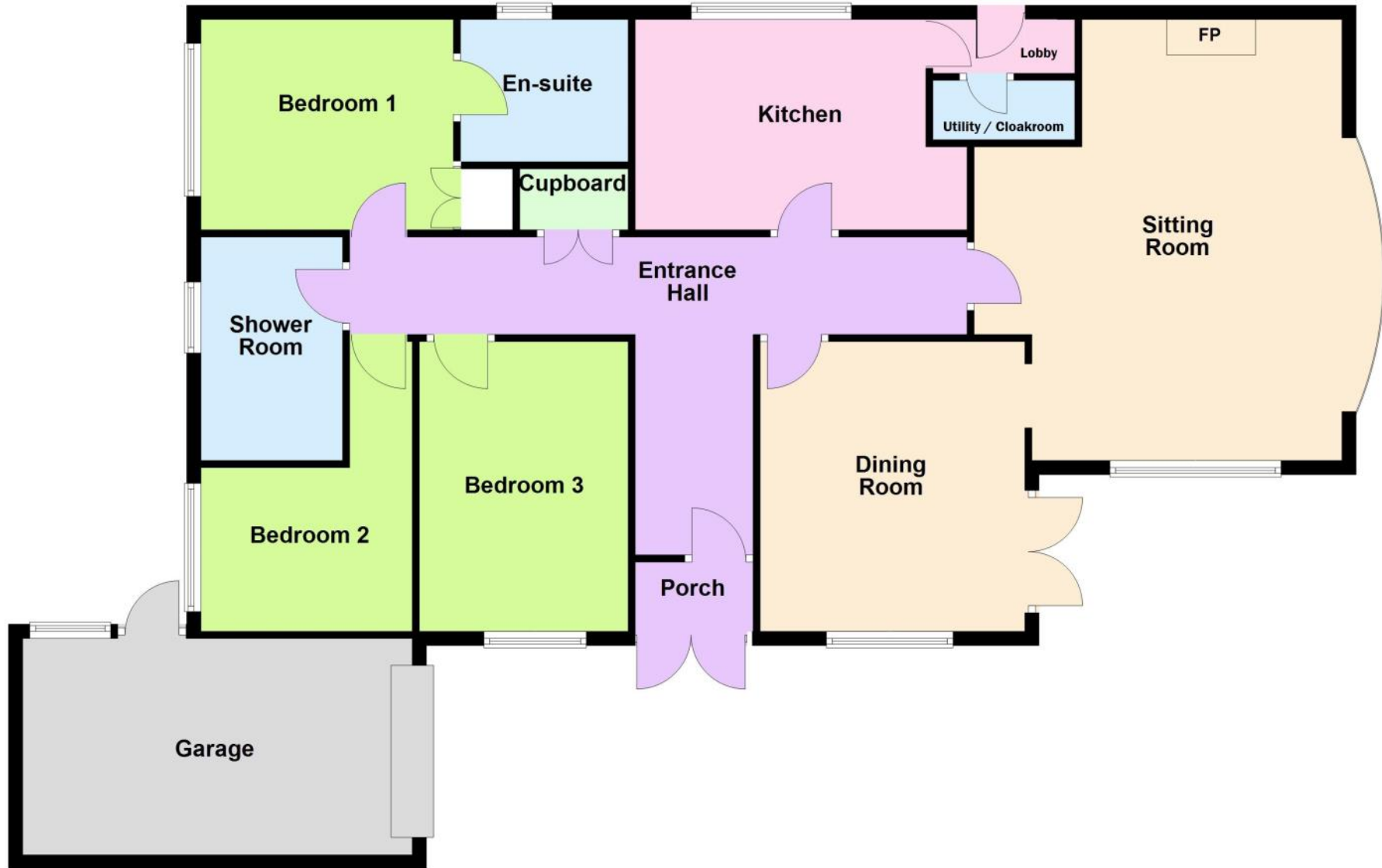
**SHOWER ROOM** A well appointed shower room with smart white suite comprising vanity unit with cupboard under, low level w.c. shower enclosure with screen door. Window to the rear.

**OUTSIDE** Externally, the property benefits from a well-stocked rear garden featuring steps which lead up to an attractive lawned garden framed by hedging, mature planted borders, evergreen shrubs and Birch tree. There is a useful garden shed and a further garden store incorporates a seating area offering a sheltered spot to sit and relax. Pathways to either side lead to the front of the property where a driveway provides ample parking and the attached **GARAGE** is approached through an charming pergola with an electric up and over door to the front and personal door and window to the rear. The front garden features a terrace providing a further area to sit and enjoy the rural views.

**SERVICES** : Mains gas central heating. Mains drainage. Local Authority : Rother District Council. Band E. EPC Rating : D



Approximately 1435 sqft (133.3 sq meters)



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