

**RUSH
WITT &
WILSON**



**16. Wilderness Gardens, Northiam, East Sussex. TN31 6GB.
£575,000 Freehold**

A spacious four / five bedroom detached family home located within a quiet and highly sought after residential position of Northiam Village providing convenient access to the local amenities. Accommodation comprises an entrance hallway, cloakroom/wc, ground floor study or optional fifth bedroom, well-lit living room with fitted wood burning stove, stunning newly fitted kitchen/breakfast room, separate dining room and useful utility room. To the first floor a spacious landing serves four principal bedrooms each with fitted wardrobes to include a generous master bedroom with stylish en-suite shower room in addition to a well appointed family bathroom suite. Externally the property offers a private enclosed rear garden with paved seating area and level area of lawn. To the front enjoys a further enclosed garden hosting a variety of fruit trees with pedestrian gate leading to a private driveway for two vehicles and detached double garage. The immediate area offers an abundance of excellent walking routes and just a short stroll from the well renowned Great Dixter House & Gardens. Northiam village benefits from 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.



Hallway 14'3 x 6'5 (4.34m x 1.96m)	
Kitchen/Breakfast Room 14'3 x 14'10 (4.34m x 4.52m)	
Utility Room 8'6 x 5'7 (2.59m x 1.70m)	
WC 6'9 x 2'7 (2.06m x 0.79m)	
Living Room 16'7 x 15'1 (5.05m x 4.60m)	
Dining Room 12'7 x 9'8 (3.84m x 2.95m)	
Bedroom/Study 10'3 x 6'8 (3.12m x 2.03m)	
First Floor	
Landing 5'6 x 11'7 (1.68m x 3.53m)	
Bedroom 11'9 x 12' (3.58m x 3.66m)	
En-Suite 7' x 5'2 (2.13m x 1.57m)	
Bedroom 11'6 x 11'2 (3.51m x 3.40m)	
Bedroom 13'3 x 7'9 (4.04m x 2.36m)	
Bedroom 8' x 8'4 (2.44m x 2.54m)	
Bathroom 9'7 x 5'2 (2.92m x 1.57m)	
Double Garage 17'6 x 17'2 (5.33m x 5.23m)	

Agents Note
Council Tax Band - F

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:

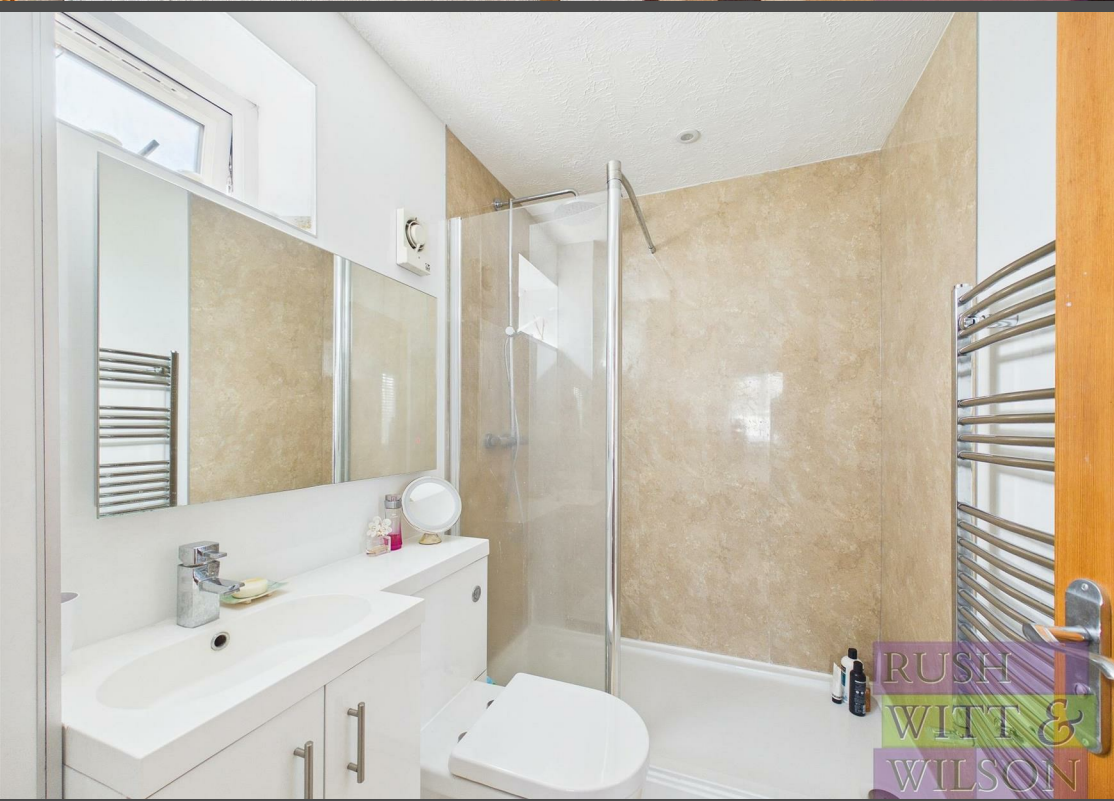
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

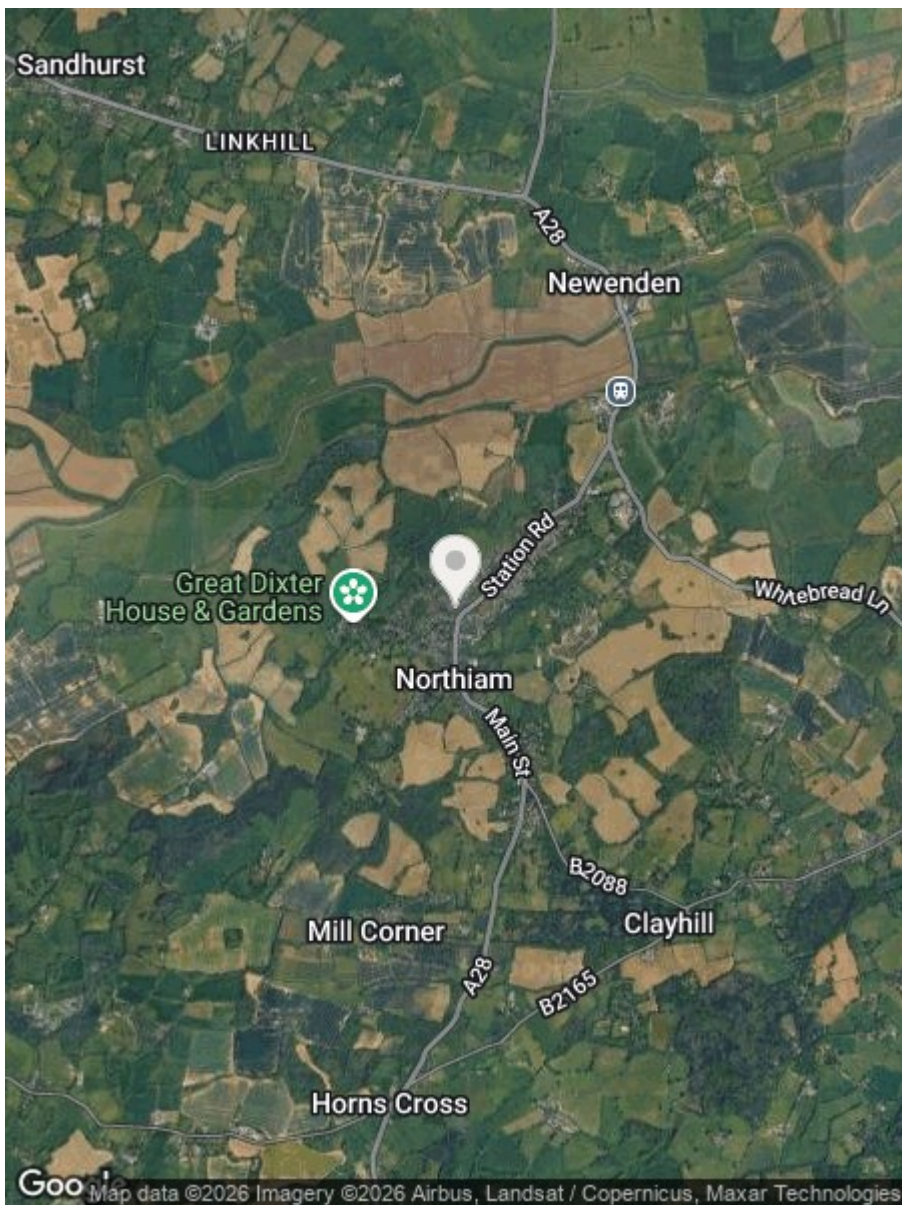
Approximate total area⁽¹⁾

159.6 m²

1720 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**