

# NORTHIAM, EAST SUSSEX





Shortly to be completed, this spacious detached family home is one of four properties within an exclusive development, by a highly regarded local builder, on the edge of the popular village of Northiam. Close to completion, the finish is to a high standard and specification.

The accommodation consists of a double aspect sitting room with log burning stove, a dining room with door to the terrace, study, kitchen/breakfast room, utility room, cloakroom and integral garage on the ground floor.

On the first floor there is a double aspect master bedroom suite with a dressing room and ensuite bath and shower room, a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside in addition to the garage there is an area of off road parking. A paved path leads across the front lawn to the front door. The enclosed garden to the rear adjoins woodland and is elevated, laid to lawn and has an area of paved terrace.

## DIRECTIONS

Cedar Close, Northiam, East Sussex TN31 6PL

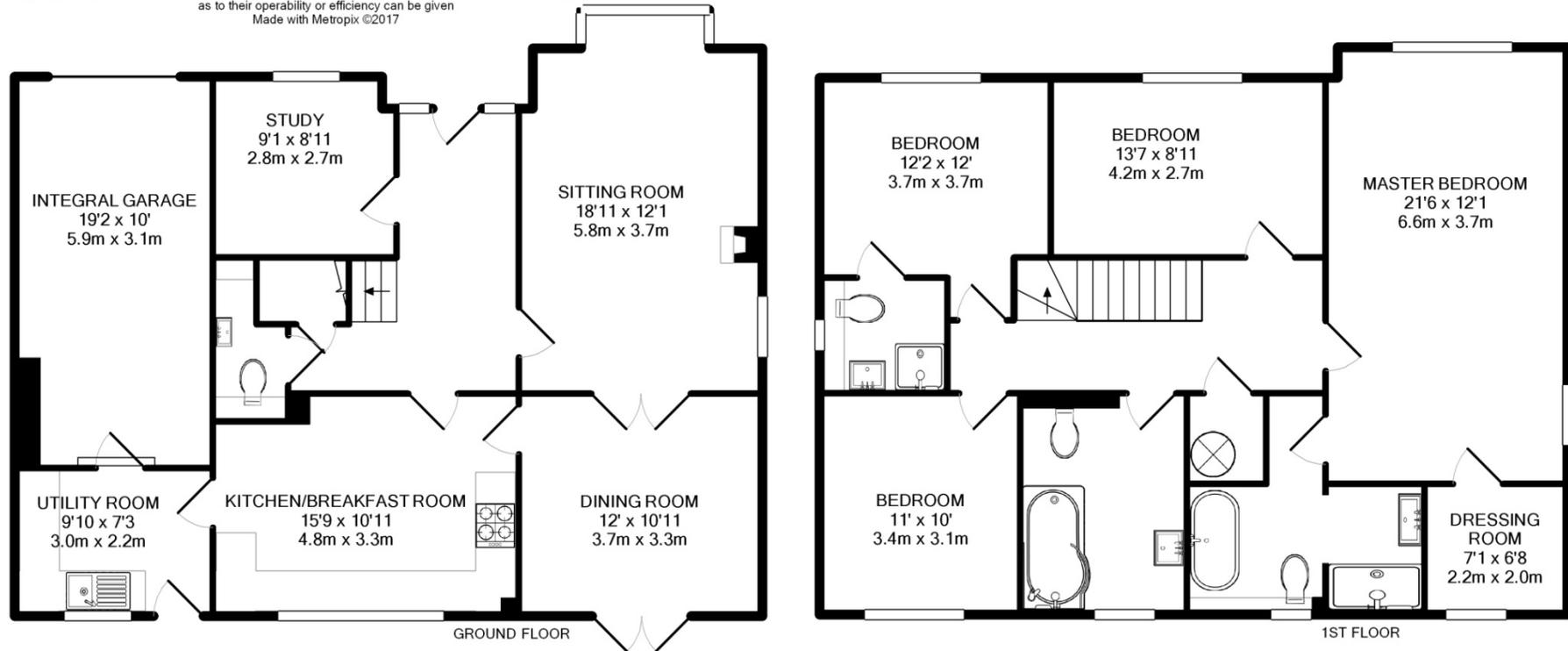
With our Cranbrook office on your left, turn left onto the High Street, continue to the 'T' junction and turn left onto A229. Continue on this road to Hawkhurst and at the traffic lights turn left onto A268. Follow this road through Sandhurst and Newenden into Northiam. In the centre of the village turn right into Thyssel Lane signposted to Great Dixter House, at the crossroads go straight across into Ewhurst Lane, turn left into Cedar Close, then turn right and the property is on the left hand side.

TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (including garage) 1952.65SQ.FT. (181.45SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Mains electricity, gas, water and drainage. Private road, maintenance shared equally between each property.

EPC Rating: TBA

Rother District Council - Council Tax Band TBA

Covenant - Restricted development rights.

10 year L.A.B.C. warranty.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



