



Moloney
COUNTRY PROPERTY



1 BEECHFIELD NORTHIAM

1 BEECHFIELD, MAIN STREET, NORTHIAM, EAST SUSSEX TN31 6LP

CHAIN FREE - A CHARMING, GRADE II LISTED SUBSTANTIAL SEMI-DETACHED HOUSE LOCATED IN THE HEART OF VILLAGE BENEFITING FROM CHARACTER, SPACIOUS ACCOMMODATION COMPRISING 2 GOOD SIZE RECEPTION ROOMS, LARGE KITCHEN/DINING/FAMILY ROOM WITH SEPARATE UTILITY, 3 DOUBLE FIRST FLOOR BEDROOMS ONE WITH EN-SUITE AND LARGE FOURTH BEDROOM ON THE SECOND FLOOR. GOOD SIZE PRIVATE ENCLOSED GARDENS TO THE REAR WITH DETACHED STUDIO/OFFICE. PARKING SPACE. GAS FIRED CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE PORCH, DINING ROOM, SITTING ROOM, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, CLOAKROOM, CELLAR, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS AND BATHROOM ON FIRST FLOOR, 2ND FLOOR BEDROOM WITH STUDY/ SITTING AREA. OFF ROAD PARKING, FRONT GARDEN, GOOD SIZED ENCLOSED PRIVATE REAR GARDEN, DETACHED STUDIO/OFFICE, TIMBER STORE. GAS FIRED CENTRAL HEATING.



Brick pathway with steps up to wooden front door to:

ENTRANCE PORCH: Small window to front. Slate floor, inset ceiling lights. Door to:

DINING ROOM: Wooden window with secondary double glazing to the front. Large inglenook fireplace with bressummer beam over, inset with cast iron wood burning stove on stone hearth. Double doored storage cupboard with display shelves over to side. Old part tiled part brick floor. Door to kitchen, double opening part glazed doors to:

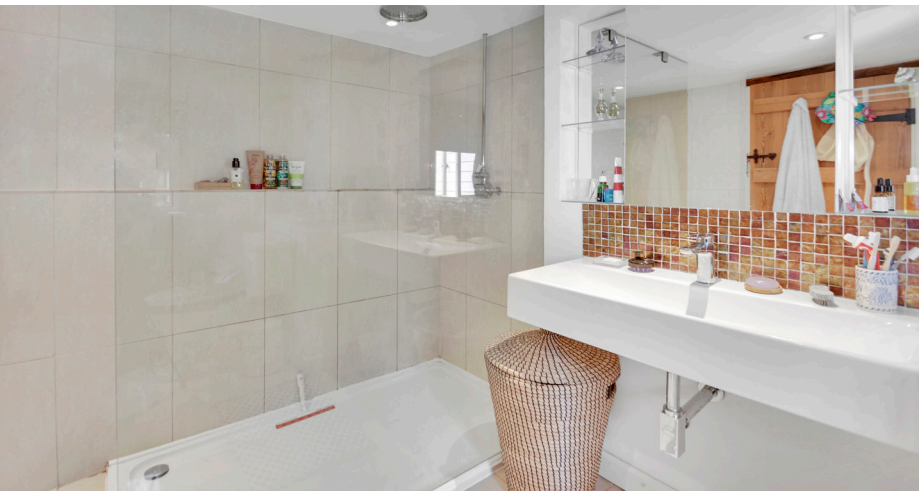
SITTING ROOM: Wooden window with secondary double glazing to the front. Stone fire surround inset with basket for open fire & tiled slips. Exposed beams, wooden floor, TV point. Wall light points. Hatch access to cellar.

KITCHEN/DINING/FAMILY ROOM: **Kitchen area:** Wooden windows to side. Fitted with range of contemporary style white high gloss soft close base and wall units with part wood block, part stone worktop over, inset with large single bowl, single drainer stainless steel sink unit. Space for range style cooker with tiled splash-back & extractor over. Saucepan drawers, pull out corner metal shelved storage unit. Integrated Bosch dishwasher. Over worktop lighting. Extensive ceiling beams, inset ceiling lights. Vertical column radiator. Dresser set into former fireplace, double doored shelved larder cupboard. Black slate floor. Opens to the **dining/family room:** wooden French doors leading out to the rear paved terrace. Extensive ceiling beams. Wooden floor. Double doored built in storage cupboard with oak surround & shelf over. Inset ceiling lights. Obscure part glazed door to:

UTILITY ROOM: Wooden window with stable door alongside leading out to the rear paved



O.I.R.O. £ 640,000



terrace. Fitted with base and wall units with wood block worktop over & tiled splashbacks, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine and space for tumble dryer. Matching black slate floor. Storage cupboard. Door to:

CLOAKROOM: Obscure glazed window to side. Fitted with white suite comprising WC & wall mounted hand basin. Matching black slate floor.

Stairs to:

FIRST FLOOR LANDING: Leaded light window with secondary double glazing to the side. Exposed wall beams. Staircase to the second floor.

MASTER BEDROOM: Wooden window to the rear. Dressing area with two large double doored wardrobe cupboards & shelved linen cupboard. Spotlights, inset ceiling lights. Door to:

EN-SUITE SHOWER ROOM: Wooden window to the rear. Fitted with contemporary style white suite comprising WC, rectangular wall mounted hand basin and large walk in shower cubicle with glass screen to side. Inset ceiling lights.

BEDROOM TWO: Wooden window with secondary double glazing to the front. Double doored storage cupboard with shelves over. Former fireplace (not in use). Wardrobe cupboard with hanging rail and shelves. Ceiling beams.

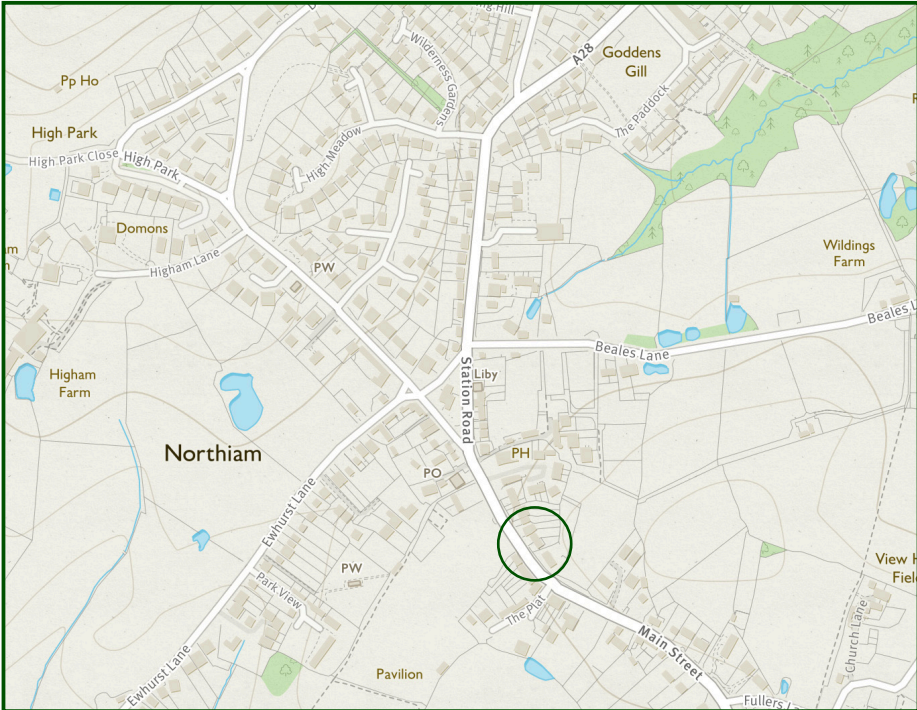
BEDROOM THREE: Wooden window with secondary double glazing to the front. Ceiling beams. Shelved storage cupboard.

BATHROOM: Leaded light wooden window with secondary double glazing to the side. Fitted with white suite comprising WC, pedestal mounted hand basin with mirror over & panelled bath with shower above, glass screen to side. Black slate tiled floor. Traditional style radiator/towel rail. Inset ceiling lights. Exposed beams.

TURNED STAIRCASE WITH WOODEN BALUSTRADE TO 2ND FLOOR BEDROOM: Extensive exposed wall & ceiling beams. Double aspect with wooden window and Velux window to the rear. Door to loft storage space. Stud work divide to study/sitting area Storage cupboard.

OUTSIDE: The property is approached from the road over a brick pillared driveway providing parking for one vehicle with pedestrian gate alongside. Planted borders with brick steps & matching path lead to the front door. A gated brick pathway to the side, with lean-to (housing the Worcester gas fired boiler and hot water tank), gives access to the rear garden with large lower paved terrace.

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.

Steps lead up to area of lawn with rose and clematis covered pergola and brick paved terrace to the side for alfresco dining,. A meandering pathway with lawn to both sides leads to an upper decked terrace and the fully insulated, detached timber studio/office, considered suitable for a variety of uses.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 168 m² (1,808 ft²) Approx.

EPC RATING : 'N/A'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling South through Northiam on the A28 pass Dixter Road, sign posted Great Dixter on the right, 1 Beechfield will be found on the left, just past the recreation field on the right.

What3Words (Location): [///snuck.returns.ember](https://www.what3words.com/snuck.returns.ember)

VIEWING: All viewings by appointment through the Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

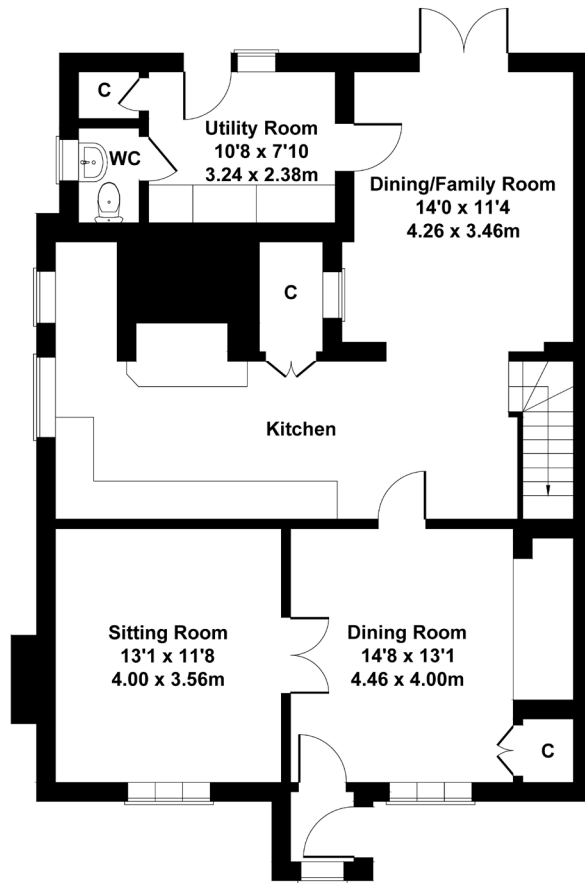
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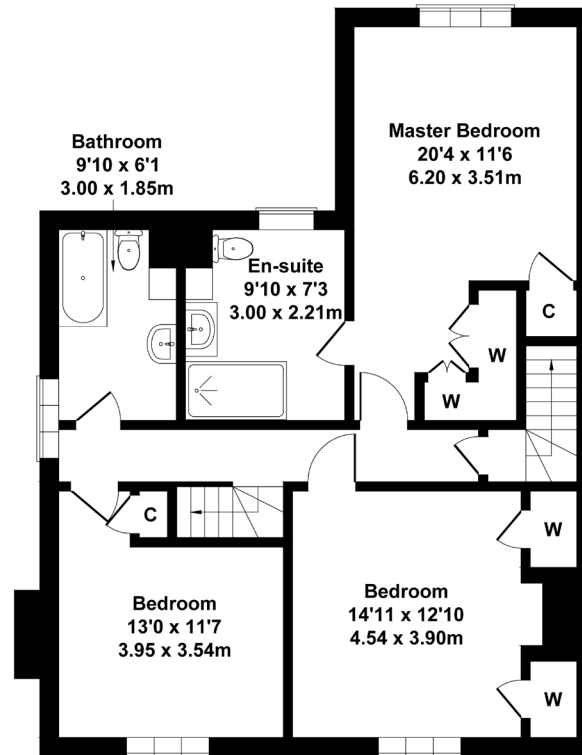
TELEPHONE: 01797 253000 or 01580 212828

1 Beechfield

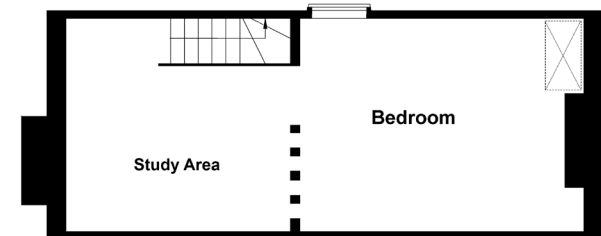
Approximate Gross Internal Area
1808 sq ft - 168 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.

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