



MOLONEY COUNTRY PROPERTY



GLAZIERS, DIXTER LANE, NORTHIAM, EAST SUSSEX TN31 6PP

AN IMMACULATEDLY PRESENTED, COMPLETELY REFURBISHED CHALET BUNGALOW ENJOYING A LARGE PLOT IN A SOUGHT AFTER LANE LOCATION, CONVENIENT FOR LOCAL AMENITIES. 3 BEDROOMS, INCLUDING 1 GROUND FLOOR & POTENTIAL BED 4/STUDY. BEAUTIFULLY FITTED STYLISH KITCHEN/DINING ROOM, SITTING ROOM, 2 BATH/SHOWER ROOMS. EXCELLENT PARKING, INTEGRAL GARAGE, WELL SET BACK FROM THE LANE LARGE REAR GARDEN WITH RAISED DECKED TERRACE, ENJOYING OUTSTANDING RURAL VIEWS. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/DINING ROOM, SITTING ROOM, STUDY/BEDROOM 4. GROUND FLOOR BEDROOM WITH ADJOINING BATH/SHOWER ROOM. 1ST FLOOR LANDING, 2 DOUBLE BEDROOMS, SHOWER ROOM. FRONT GARDEN, EXCELLENT OFF ROAD PARKING AND TURNING, INTEGRAL SINGLE GARAGE, LARGE REAR GARDEN WITH ELEVATED DECKED TERRACE, LOWER LAWNED AREA AND WOODLAND GARDEN ENJOYING STUNNING FAR REACHING RURAL VIEWS. GAS FIRED CENTRAL HEATING.



Covered porch with step up to:

Front door with inset glazed panels and matching panels to both sides to:

ENTRANCE HALL: Wood effect floor, turned staircase with glass balustrade to the first floor. Double doored storage cupboard with hanging rail and matching cupboards above. Matching doors to all rooms.

SITTING ROOM: Double aspect room with UPVC double glazed window with vertical blind to the front and matching window to the rear, enjoying far reaching rural views. TV point, coved ceiling. Door to kitchen/dining room, double sliding doors to:

STUDY/BEDROOM 4: UPVC double glazed window enjoying far reaching rural views to the rear.

KITCHEN/DINING ROOM: UPVC double glazed window enjoying views over the rear garden and extensive countryside views beyond, large UPVC double glazed sliding patio doors leading out to the elevated rear terrace. Fitted with contemporary range of base and wall units with square edge stone worktop over, inset with 1 1/2 bowl stainless steel integrated sink unit with machined drainer to side. Saucepan drawers, integrated Bosch dishwasher, space for large range style cooker with concealed extractor over, corner carousel unit, slimline pullout shelved cupboard, space for American style side by side fridge/freezer with cupboards above. Integrated wine rack. Matching island unit. Wood effect floor. Space for dining table. Two contemporary style vertical radiators, inset ceiling lighting. Metro tiled splashbacks.

PRICE GUIDE £ 895,000



BEDROOM: UPVC double glazed window to the front with vertical blind. Range of built in storage cupboards with hanging rails & shelves. Coved ceiling. TV point.

BATH/SHOWER ROOM: High level obscure double glazed window to the side. Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into range of storage cupboards with stone surround, matching wall mounted cupboard above. Panelled bath with rain head shower over & bi-folding glass screen to side. Metro tiled walls, tiled floor. Chrome ladder style heated towel rail. Three light spot track.

STAIRS TO FIRST FLOOR LANDING: Matching doors to all rooms. Walk-in eaves storage/wardrobe cupboard.



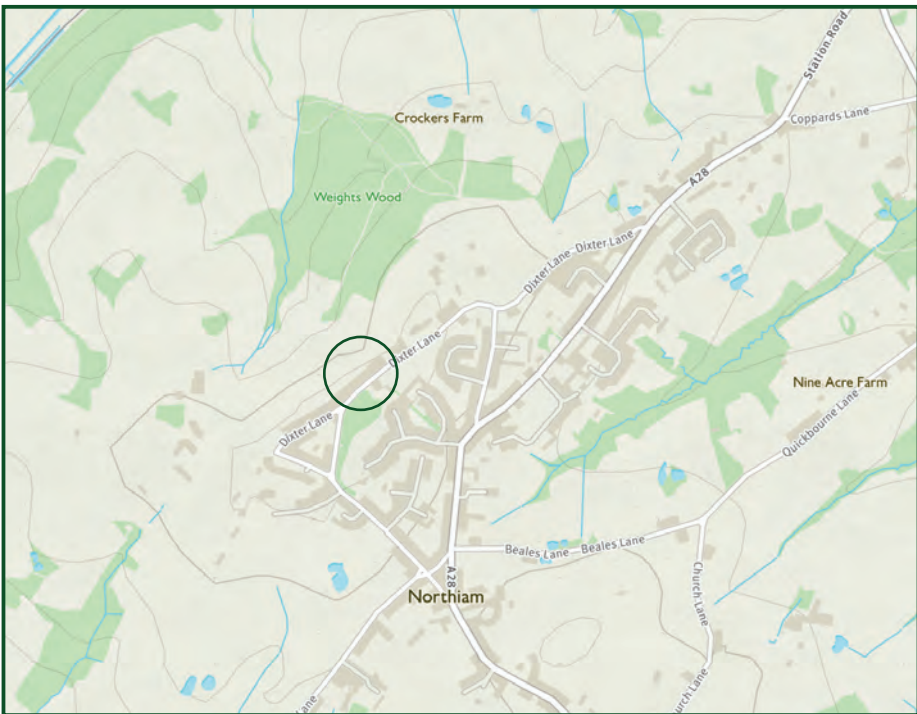
BEDROOM: Two UPVC double glazed windows with bespoke glazed panels enjoying far reaching panoramic views. Cupboard housing hot water tank. TV point. Part sloping ceiling.

SHOWER ROOM: UPVC window to the front. Fitted with contemporary style white suite comprising back to wall WC, semi integrated hand basin set into range of storage cupboards & tiled corner shower cubicle with sliding glass doors. Tiled floor, traditional style radiator/towel rail.

BEDROOM: UPVC double glazed window with matching bespoke glazed panel to side enjoying far reaching panoramic views. Part sloping ceiling.



OUTSIDE: The property is approached from the lane over extensive driveway providing ample parking and giving access to the integral single garage with double opening doors to the front, light, power & water connected, housing Ideal gas fired boiler servicing hot water & central heating. The front garden is mainly laid to brick edged lawn with heavily planted borders to all sides. Greenhouse to the right hand side with pathway giving access to the large rear garden, which benefits from an elevated decked terrace, accessed from the rear of the property, for alfresco dining and entertaining with steps leading down to the lower garden. There is also a lower paved terrace. The garden is mainly laid to sloping lawn with mature planting, hedged boundaries and a woodland backdrop, adjoining farmland and enjoying far reaching countryside views over the High Weald.



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.

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

FLOOR AREA: m² (ft²) Approx.

EPC RATING : 'TBC'

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 north on the A28 through Northiam, turn left into Dixter Rd, signposted Great Dixter, in the centre of the village. Take the 3rd right turn into Beacon Lane, continue to the junction where the road joins Dixter Lane, bear right. Glaziers will be found after a short distance on the left.

What3Words (Location): [///wedge.reclaimed.scrum](https://www.what3words.com/#!/wedge/reclaimed/scrum)

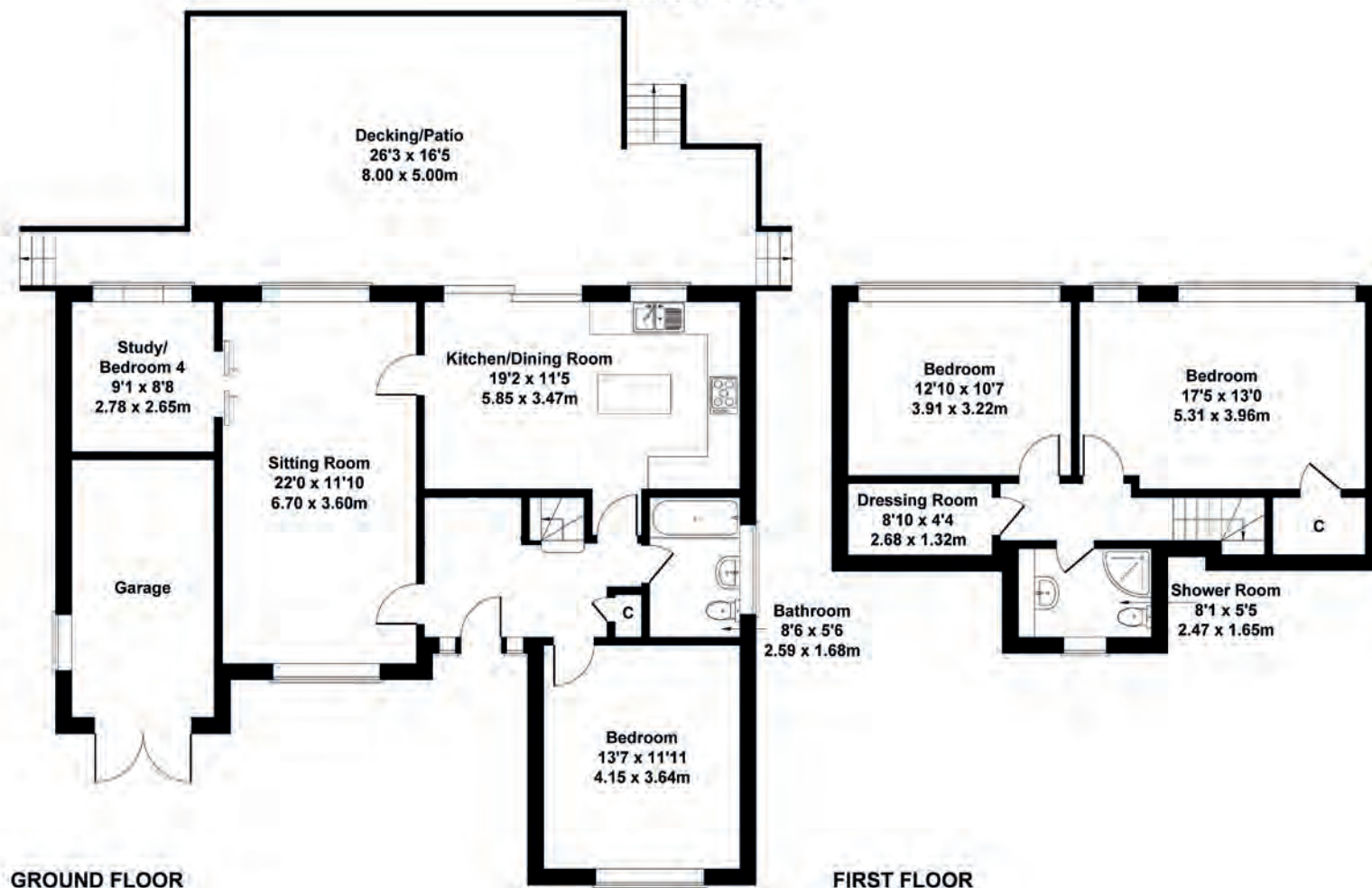
VIEWING: All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

MOLONEYCOUNTRYPROPERTY.COM

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Approximate Gross Internal Area
1582 sq ft - 147 sq m



Not to Scale.
For Illustrative Purposes Only.

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