



VISTA, DIXTER LANE, NORTHIAM  
RYE, EAST SUSSEX, TN31 6PP

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A property that lives up to its name - this detached 4 Bedroom Bungalow is set in a quiet country lane location on the edge of Northiam village, with ample off street parking, versatile accommodation with scope for further updating and extending and benefiting from stunning rural views looking over a private west facing garden with rear orchard field.

- Living Room with Stunning Westerly views
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom / WC
- Principal Bedroom with ensuite Bathroom and Dressing Room
- Three Further Double Bedrooms
- Family Bathroom

Quintessential English  
Cottage

- Studio Room / Home Office
- West Facing Private Garden
- Private Orchard
- Scope for further Refurbishment / Extension
- Good Off Street Parking
- Quiet Location

Vista is a welcoming detached bungalow which was constructed in the early 1970's and which we believe has been extended at the front. The property offers opportunity for potential further loft conversion (subject to necessary planning consent). The property is of traditional brick construction with a mix of brick and cedar clad elevations with a mix of aluminium and UPVC double glazed windows beneath a pitched tiled roof and part felt flat roof.

The property is situated on Dixter Lane, a quiet road situated on the edge of Northiam village which benefits from 2 supermarkets, post office, bakery, hardware store, opticians, doctors' surgery, dentists, pop up village pub, church, village hall, playing fields and primary school.

Vista is accessed from Dixter Lane over a gravel driveway providing ample off-street parking with a stepped limestone path leading down to a central front door with glazed panels either side. The front door opens into an open plan hallway that leads through the property to the rear living space and vistas beyond. To the right of the hallway is an open plan kitchen with glass block rear feature wall, grey kitchen units with laminate worktops, stainless steel sink, below a front facing window, and with space and plumbing for a dishwasher, a large electric range cooker with extractor hood above and fridge freezer.

Opposite the kitchen is a bedroom suite with walk through dressing area leading to the bedroom with front facing window as well as access to a bathroom with panel bath with shower above and wash basin. Next to the bedroom is a cloakroom WC and beyond this is a corridor leading to side utility room with side windows and glazed side door out to the garden and benefitting from plumbing and space for a washing machine and tumble dryer. An inner hallway provides access to three double bedrooms, two of which enjoy stunning rear views looking over the garden and beyond over the Rother Valley, while the third bedroom looks out over the front. A family bathroom is also accessed from the hallway with large panel bath, walk in shower, pedestal wash basin and close coupled WC. The main living room at the rear of the property has a glazed rear door and a large vista window attracting the eye through to a stunning view looking out over the garden and beyond in a northwest direction towards Sandhurst in the distance. Externally the property benefits from generous off-street parking at the front of the property with a former car port and garage now been converted into a studio / home office / bedroom with glazed rear doors which offers possibility for a self-contained annexe subject to planning consent. At the rear of the property is a paved seating area and overgrown terrace that looks down over a generous rear garden that descends down to a rear paddock that is bounded by woodland and which incorporates a number of fruit trees as well as couple of coppice of young oak trees. We believe the whole property provides approximately 1.5 acres (TBC).

The property is three quarters refurbished with new wiring, new plumbing, new central heating, new bathrooms, and new fitted windows at the front. It now offers the opportunity for a purchaser to complete the refurbishment and extend the property with planning consent for a roof conversion and opportunity for further updating.





**Situation:** The property is situated on the edge of the Wealden village of Northiam, which provides a number of local services including primary school, doctor's surgery, dentist, 2 supermarkets, post office, bakery, opticians, hardware store, fish and chips and Indian restaurant. The historic town of Rye is approximately 8.4 miles away and offers a range of shops and leisure facilities. The spa town of Tunbridge Wells is approximately 22 miles distant offering further shopping and recreational facilities. Closer to the south is the historic town of Hastings 12 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include, walking and riding in the beautiful surrounding countryside, as well as opportunities for cycling, fishing, local tennis, and bowls clubs as well as golf or the nearby Rye links golf course and kite surfing on Camber Sands Beach.

**Schools:** Northiam village benefits from a nursery and primary school, both within  $\frac{1}{2}$  mile as well as Frewen College private school, while nearby in Rye and Tenterden are further primary and secondary schools. There are also a number of highly regarded private schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Benenden School.

**Travel and Transport:** Rye train station is 8 miles away offering direct links to the highspeed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains from Ashford International. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.





**Services:** Mains Water, Mains Drainage, Mains Electricity, Mains Gas Central Heating

**Broadband Speed:** 67 Mbps (Source - Uswitch)

**Mobile Coverage:** 3G & 4G on EE, Vodafone, and O2

**Council Tax:** Currently Band F

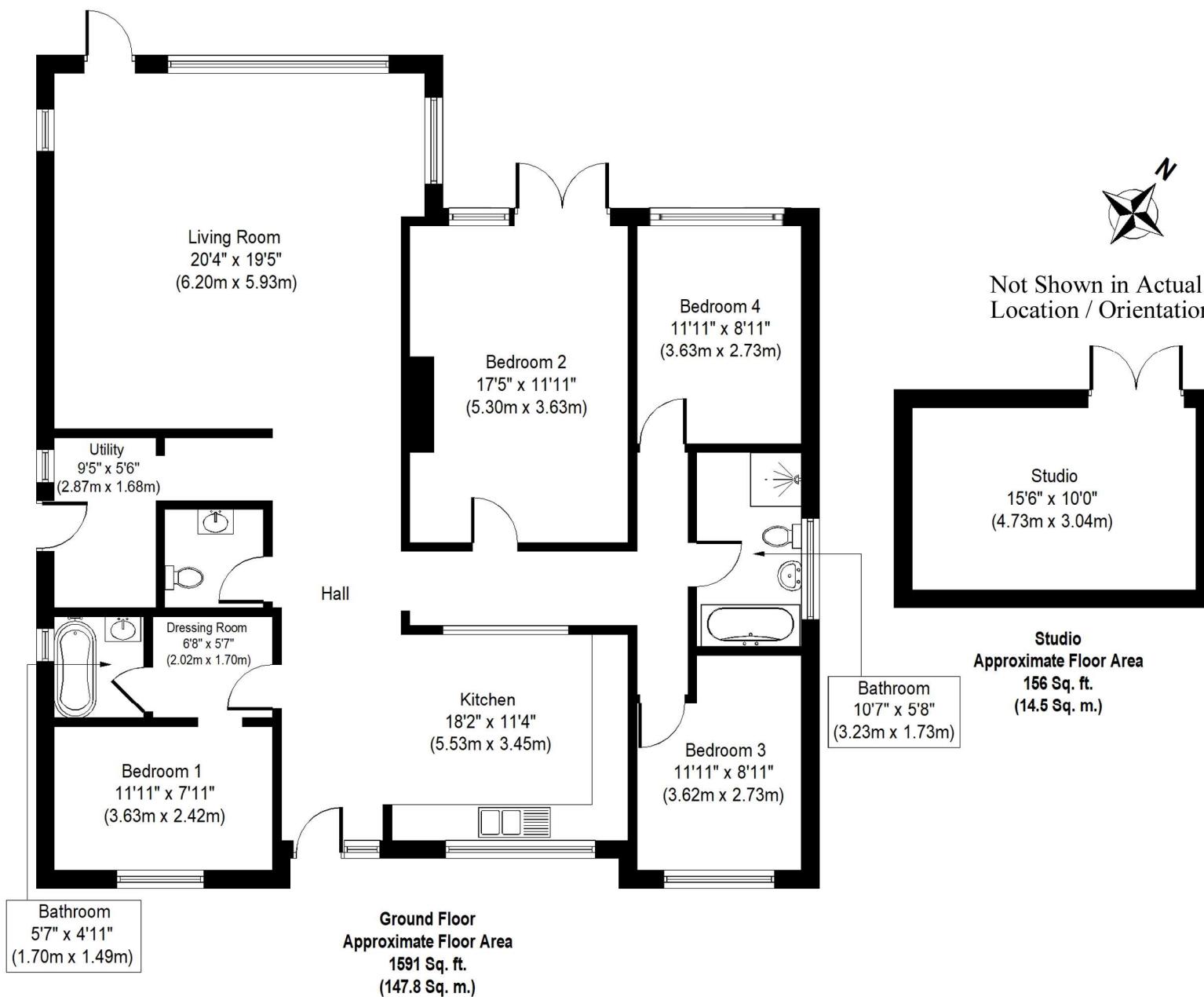
**EPC:** Band D

**Local Authority:** Rother District Council Tel: 01424 787000

**Tenure:** Freehold

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

**Directions:** From the centre of Rye proceed out of the town on Rye Rd (A268) continuing for 5 miles passing through the village of Peasmarsh to the village of Beckley. At mini roundabout take the first exit along main street through Beckley and continue to T junction in Northiam. At the T Junction (joining the A28) turn right and proceed for 400 m turning left onto Dixter Road and proceed up bearing right at the top of the hill onto Dixter Lane where the property will be found on the left hand side.



**Agents Notes:** Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: May 2024 Photographs Dated: August 2023 & May 2024

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