

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back from the road in mature gardens of approaching one acre mid-way between the villages of Beckley and Northiam. Beckley offers a primary school, Norman church and Rose & Crown public house. To the north is the larger village of Northiam with everyday shopping facilities, doctor's surgery, optician, veterinary surgery and Great Dixter house and gardens. Further inland is the Wealden town of Tenterden with tree lined high street, green swards, independent shops, supermarkets and leisure centre. 3 miles to the south is Peasmarsch with Jempsons independent supermarket. Further south is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture. The town has an extensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are held annually. From the town there are train services to Eastbourne and to Ashford International with high speed connections to London St. Pancras in 37 minutes. Alternatively, mainline services to London Charing Cross are available from Battle and Robertsbridge. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A detached property dating from the 1920s with later additions affording light and versatile living space over two levels, as shown on the floor plan. An oak front door opens into an entrance hall with a turned staircase leading to the first floor and a study off which overlooks the front of the house. The well proportioned double aspect drawing room has a bay window overlooking the front garden and two windows to the side providing fine countryside views, together with an Adam style fireplace with a marble hearth and surround and ornate outer surround. A pair of semi-circular tri-folding glazed doors open into the dining room, which has lovely views over the garden and surrounding countryside and a pair of glazed doors leading out to the side terrace.

The kitchen / breakfast room overlooks the rear garden and is fitted with an extensive range of modern Shaker style cabinets comprising base and wall cupboards beneath wood work surfaces with an inset sink and drainer unit, two oven Aga, ceramic tiled

floor with under floor heating and glazed double doors leading down via stone steps to the garden. Adjoining is a rear hall with a door to the garden and beyond a practical utility room with matching wall and base units, space and plumbing for a washing machine and tumble dryer, stainless steel sink unit, ceramic tiled flooring with under floor heating and a close coupled w.c.

The double aspect sitting room / studio is a spacious, well proportioned room with a vaulted ceiling and a range of deep fitted storage cupboards to one wall.

On the first floor, the double aspect principal bedroom suite enjoys countryside views to the side and has an en suite bathroom with modern period style fittings comprising a freestanding roll top bath with mixer tap/shower, a high level wc and a hand basin on a wash stand. Bedroom 2 overlooks the front driveway and garden and has fitted wardrobes with further storage above. Bedroom 3 has a fitted wardrobe cupboard with overhead storage and glazed double doors opening onto a large roof terrace from where there are superb countryside views. The family shower room has a shower enclosure, close coupled wc and wash band with a vanity cupboard.

Outside: The property is approached via a 5 bar gate and sweeping gravelled driveway providing parking for a number of cars and leading to a detached double garage. Very much a particular feature of the property are the enchanting gardens which surround the house and comprise sweeping lawns, well stocked mixed flower and shrub borders including mahonia and hydrangeas, rose beds edged with box hedging, clematis, specimen wisteria, ferns, rustic pergolas, seating areas, a kitchen garden and a small orchard. To one side is a large brick terrace enjoying a delightful outlook over the gardens and country side.

Services: mains water, electricity and gas. Private drainage.
Council Tax Band G

Guide price: £935,000 Freehold

The Boundary House, Cherry Garden Hill, Northiam, East Sussex TN31 6NJ



A detached property of considerable charm affording light and versatile accommodation and occupying an edge of village location in mature gardens of approaching one acre with enjoying widespread views across the adjoining farmland.

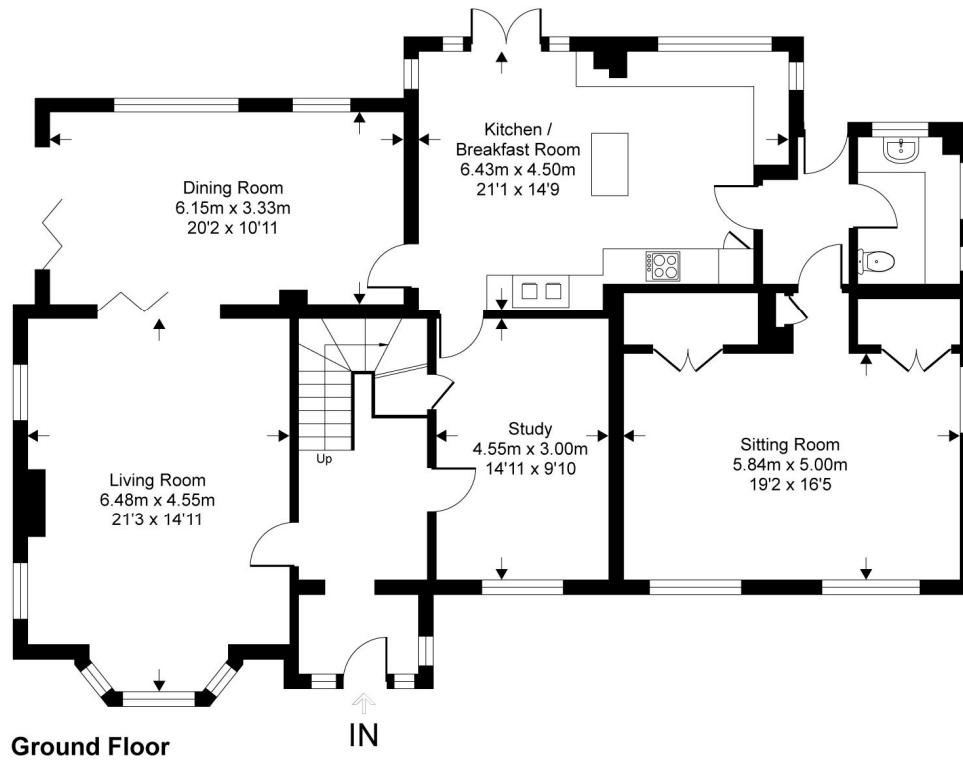
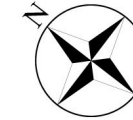
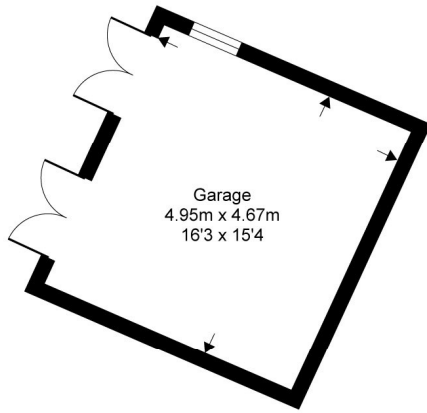
- Entrance hall • Drawing room • Sitting room/studio • Dining room • Study • Kitchen/ breakfast room • Utility/cloakroom
- Principal bedroom with en suite bathroom • Two further bedrooms • Family bathroom
- Roof terrace • Double glazing • Gas central heating (part underfloor) • EPC rating D
- Double garage • Ample parking • Large garden



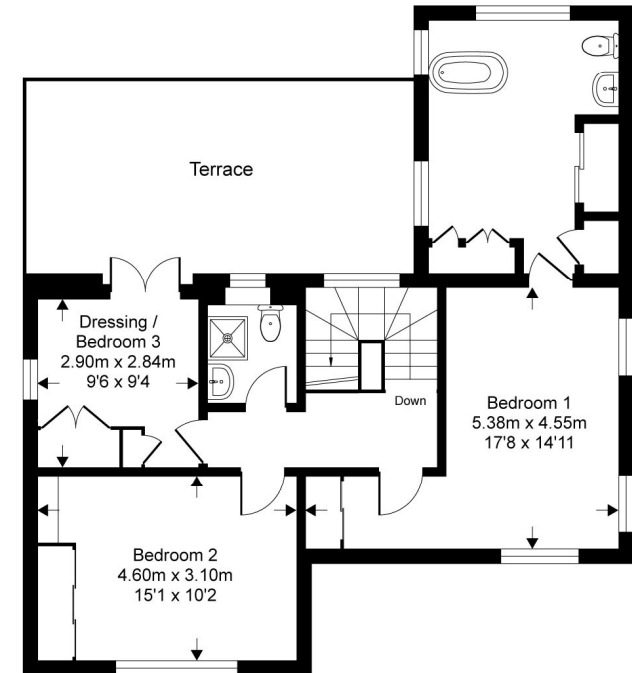
Directions: From Northiam village, proceed in a southerly direction on the A28. On reaching the primary school, bear left towards Beckley and continue for about half a mile where the entrance to the property will then be seen on your left-hand side.

Boundary House

Approximate Gross Internal Area = 216 sq m / 2320 sq ft
Approximate Garage Internal Area = 23 sq m / 249 sq ft
Approximate Total Internal Area = 239 sq m / 2569 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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