



# MOLONEY COUNTRY PROPERTY



SPINDRIFT, NORTHIAM





## SPINDRIFT, EWHURST LANE, NORTHIAM, NR. RYE, EAST SUSSEX TN31 6PA

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A SPACIOUS, WELL PRESENTED, DETACHED BUNGALOW, IN SOUGHT AFTER LANE LOCATION, CLOSE TO THE LOCAL VILLAGE AMENITIES. VERSATILE ACCOMMODATION, INCLUDING RECEPTION ROOM, CONSERVATORY, CONTEMPORARY KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY, BEDROOM 1 WITH SITTING/STUDY AREA, RECEPTION 2/BEDROOM 3 & SHOWER ROOM. PRETTY GARDENS TO THE REAR. ATTACHED GARAGE WITH AMPLE PARKING. VIEWS TO THE FRONT.

ACCOMMODATION LIST: ENTRANCE HALL, INNER HALL, SITTING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM. BEDROOM ONE WITH SITTING/STUDY AREA, DOUBLE BEDROOM 2, RECEPTION 2/BED 3, SHOWER ROOM. DRIVEWAY PROVIDING PARKING, ATTACHED GARAGE, REAR GARDEN WITH PAVED TERRACE. GFCH. VIEWS.



UPVC double glazed front door to:

ENTRANCE HALL: UPVC double glazed window to side. Cloaks hooks Door to:

INNER HALL: Doors to all rooms including double sliding doors to reception 2/ bedroom 3. Storage cupboard. Three light spot track. Coved ceiling.

SITTING ROOM: UPVC double glazed window to side. Cast iron wood burning stove (not in use) on stone hearth, glass shelved recesses to side. TV point. Coved ceiling. Double opening UPVC doors with Georgian casement grill to:

CONSERVATORY: Double glazed windows to two sides, double doors leading out to the paved terrace. Wall light points. Door to:

KITCHEN/BREAKFAST ROOM: UPVC double glazed window enjoying views over the rear garden. Fitted with contemporary range of wood base and wall units with granite effect roll edge laminate worktop over, inset with 1 1/2 bowl single drainer, stainless steel sink unit. Integrated AEG dishwasher, pull out bin unit, corner carousel. AEG induction hob with concealed extractor over, saucepan drawers below. AEG double electric fan assisted oven with cupboards above and below. Over worktop lighting, inset ceiling lights. Tile effect floor. Worcester gas fired boiler servicing hot water and central heating. Space for breakfast table.

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**PRICE GUIDE £549,000**





**UTILITY ROOM:** UPVC part glazed door to the side. Fitted with base and wall units & small area of matching worktop. Plumbing for washing machine with tumble dryer over, space for further appliances. Coved ceiling. Tile effect floor. Door to:

**CLOAKROOM:** Small obscure UPVC double glazed window to side. Fitted with white suite, comprising WC, integrated hand basin set to cream high gloss storage cupboards. Part tiled walls. Mirror with lights over. Chrome ladder style heated towel rail. Matching tile effect floor.

**BEDROOM ONE:** UPVC double glazed windows to the front enjoying rural views & side. Bedroom area with built in wardrobe cupboards. Coved ceiling. Archway through to: Sitting/Study area. Loft hatch.

**BEDROOM TWO:** UPVC double glazed window to the front enjoying rural views. Fitted with range of wardrobe cupboards, central dressing table with further matching drawers and cupboards over. Coved ceiling. Bookshelves.

**SHOWER ROOM:** UPVC obscure double glazed window to side. Fitted with contemporary style white suite comprising back to wall WC, part integrated hand basin set into granite effect surround with bespoke range of storage cupboards and shelves, mirror over the basin. Tiled walls. Corner shower cubicle with glass screen. Coved ceiling. Four light spot track. Vinyl floor. White ladder style heated towel rail.

**RECEPTION TWO/BEDROOM THREE:** UPVC double glazed window to the side. Double sliding doors back through to the hall. Double doored cupboard, matching cupboard above. Coved ceiling.

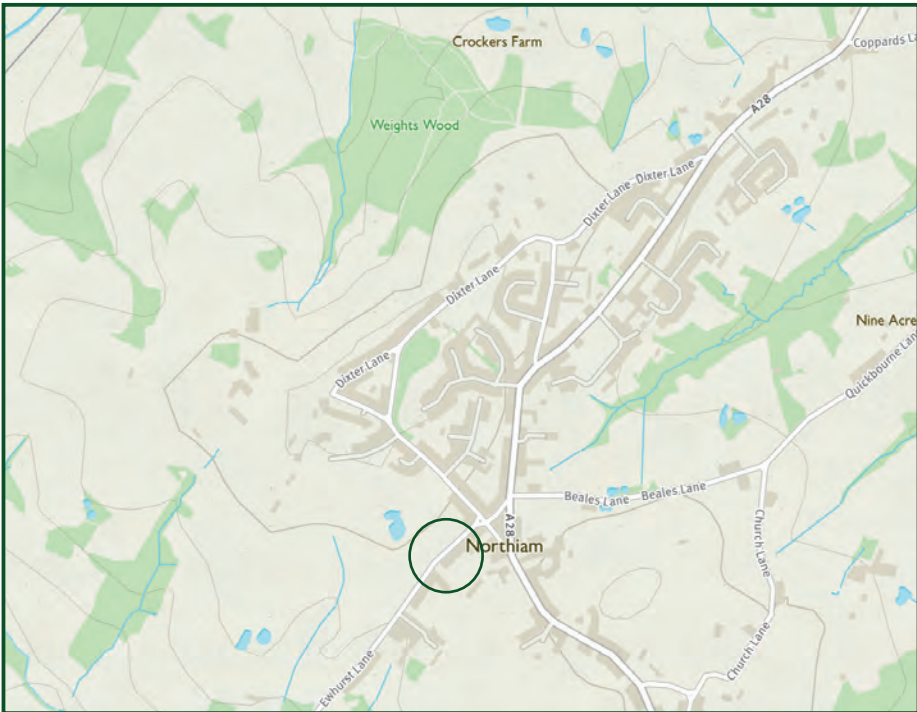
**ATTACHED GARAGE:** Remote control door to the front. Storage shelves and roof storage space. Sauna cubicle.

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**OUTSIDE:** The property is approached from the lane via wooden gates, giving access to the parking and turning area with hedged boundaries to both sides. The driveway leads to the attached garage. A paved walkway leads down the side of the property opening out to the paved terrace at the rear. The rear garden is mainly laid to lawn with planted beds and borders and paved terrace for alfresco dining. Timber garden store. Outside lights.







*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:** 148 m<sup>2</sup> ( 1,593 ft<sup>2</sup>) Approx incl. garage.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Tunbridge Wells line to the west at Robertsbridge or Etchingham.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** Travelling south on the A28 through Northiam, turn right into Dixter Road, signposted Great Dixter. Take the first left turn into Ewhurst Lane. Spindrift will be found after a short distance on the left.

**What3Words (Location):** [///mysteries.competing.strongly](https://www.what3words.com/#!/mysteries.competing.strongly)

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings.

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**MOLONEYCOUNTRYPROPERTY.COM**

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**Spindriff**  
 Approximate Gross Internal Area  
 1593 sq ft - 148 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

Not to Scale.  
 For Illustrative Purposes Only.

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