



# Moloney

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## COUNTRY PROPERTY



**BEECH LODGE**    **NORTHIAM**



## BEECH LODGE, DIXTER ROAD, NORTHIAM, EAST SUSSEX. TN31 6PE

A COMPLETELY REFURBISHED, DETACHED 4 BED BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION IN THE CENTRE OF THE VILLAGE. BEAUTIFULLY PRESENTED CONTEMPORARY FINISH THROUGHOUT COMPRISING SITTING ROOM, KITCHEN/DINING ROOM WITH BIFOLD DOORS TO THE GARDEN, STUDY/BEDROOM WITH USEFUL 1ST FLOOR ROOM OVER, 3 DOUBLE BEDS, ONE EN-SUITE & SHOWER ROOM. EXCELLENT PARKING, ATTACHED DOUBLE GARAGE. GOOD SIZE REAR GARDEN, DETACHED STUDIO. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM. MASTER BEDROOM WITH EN-SUITE BATH/SHOWER ROOM, SHOWER ROOM. TWO FURTHER DOUBLE BEDROOMS. BEDROOM/STUDY WITH FIRST FLOOR ROOM OVER. ATTACHED DOUBLE GARAGE WITH STORE, AMPLE PARKING. ENCLOSED REAR GARDEN WITH ELEVATED PAVED TERRACE. DETACHED STUDIO. GAS CENTRAL HEATING.



Composite front door with glazed panel to side to:

**ENTRANCE HALL:** Large inset coir mat, cloaks hooks. Matching contemporary doors to all rooms. Grey wood effect laminate floor.

**CLOAKROOM:** Fitted with contemporary white suite comprising back to wall WC, white high gloss storage unit with integrated basin over, granite worktop to side. Extractor. Laminate tiled floor.

**SITTING ROOM:** Double aspect room with UPVC double glazed windows to the front and side, both with horizontal blinds. Feature Gazco log effect gas stove on granite surround. Wood effect laminate floor. TV point. Contemporary style vertical radiator. Inset ceiling lights.

**KITCHEN/DINING ROOM:** Double aspect room with two UPVC double glazed windows to the rear, enjoying views over the enclosed rear garden and bifold doors opening out to the elevated paved terrace to the side, along with a small window. Kitchen area fitted with contemporary range of grey, soft close units with granite, square edged worktop over & matching up stands. Indesit induction hob with matching granite splashback and Klarstein glass, wall mounted extractor, with integrated lighting over. Integrated 1 1/2 bowl stainless steel sink unit with machined drainer. Integrated Indesit microwave oven with shelved larder cupboard below. Full height unit to side with drawers. Beko double electric fan assisted oven with

**PRICE GUIDE £ 775,000**



cupboard above and drawers below. Integrated Beko dishwasher. Corner carousel unit. Dining area - Space for large table. Two vertical grey contemporary style radiators. TV point. Walk in storage cupboard with slatted shelves and hanging rail. Door to:

**UTILITY ROOM:** UPVC double glazed door leading out to the attached double garage. Fitted with wooden base units with storage shelves over. Worcester gas boiler (installed in 2023) servicing hot water and central heating. Plumbing for washing machine, matching laminate floor. Fluorescent tube lighting.

**BEDROOM ONE:** UPVC double glazed window with horizontal blind to the front. Wood effect laminate floor. Door to:



**EN-SUITE BATH/SHOWER ROOM:** Fitted with contemporary style white suite comprising WC, hand basin set into double doored, white high gloss storage unit, panelled bath with telephone shower over. Part tiled walls with feature dado tile. Laminate tiled floor. Extractor. Double mirror doored cabinet with overhead lighting. Chrome ladder style heated towel rail.

**BEDROOM TWO:** UPVC double glazed window with horizontal blind overlooking the rear garden. Fitted with wall to wall range of sliding doored wardrobe cupboards with hanging rails. Wood effect laminate floor. Contemporary grey vertical radiator.

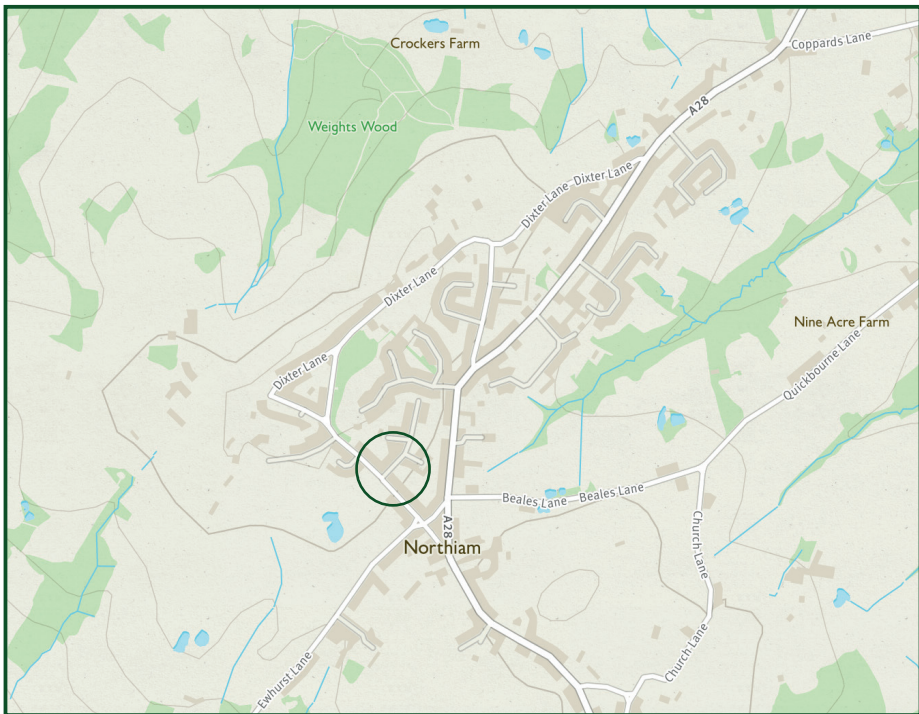
**SHOWER ROOM:** Fitted with white suite comprising WC, hand basin set onto double doored, white high gloss storage unit. Double shower cubicle with Aqua panelling & glass sliding door. Laminate tiled floor. Chrome ladder style heated towel rail, double mirror doored cabinet with lighting, extractor, inset ceiling lights.

**BEDROOM THREE:** UPVC double glazed window with horizontal blind to the rear. Fitted with range of sliding doored wardrobe cupboards with hanging rails. Wood effect laminate floor. Contemporary grey vertical radiator

**BEDROOM FOUR/STUDY:** UPVC double glazed window with horizontal blind to the front. Storage shelves. Matching grey laminate floor. Ladder style stairs to:

**FIRST FLOOR ROOM:** Velux windows to the rear. Door leading to attic storage area.





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.

**OUTSIDE:** The property is approached from the road over a gravelled driveway providing parking for several vehicles and giving access to the attached double garage with remote controlled door to the front. The remainder of the front garden is laid to level lawn with hedged front boundary and planted borders. A pathway leads to a gate giving access to the enclosed rear garden, which is mainly laid to level lawn, interspersed with specimen shrubs and trees. Doors from the dining room give access to the elevated paved terrace with steps down to the lawn. Detached timber STUDIO – suitable for a variety of uses, A door leads back into a storage area at the rear of the garage. Outside tap, outside electrical sockets.

**SERVICES:** Mains electricity, water and drainage are connected. Gas fired central heating.

**FLOOR AREA:** 201 m<sup>2</sup> (2,164 ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TRANSPORT LINKS:** Ideally positioned for the commuter are Robertsbridge or Etchingam Station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

**DIRECTIONS:** Travelling south through Northiam (A28) turn right in the centre of the village into Dixter Rd signposted to Great Dixter. Continue on this road, Beech Lodge will be found on the right-hand side before the turning into Northridge.

**What3Words (Location):** [///crusaders.disbelief.audio](https://www.what3words.com/?q=///crusaders.disbelief.audio)

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

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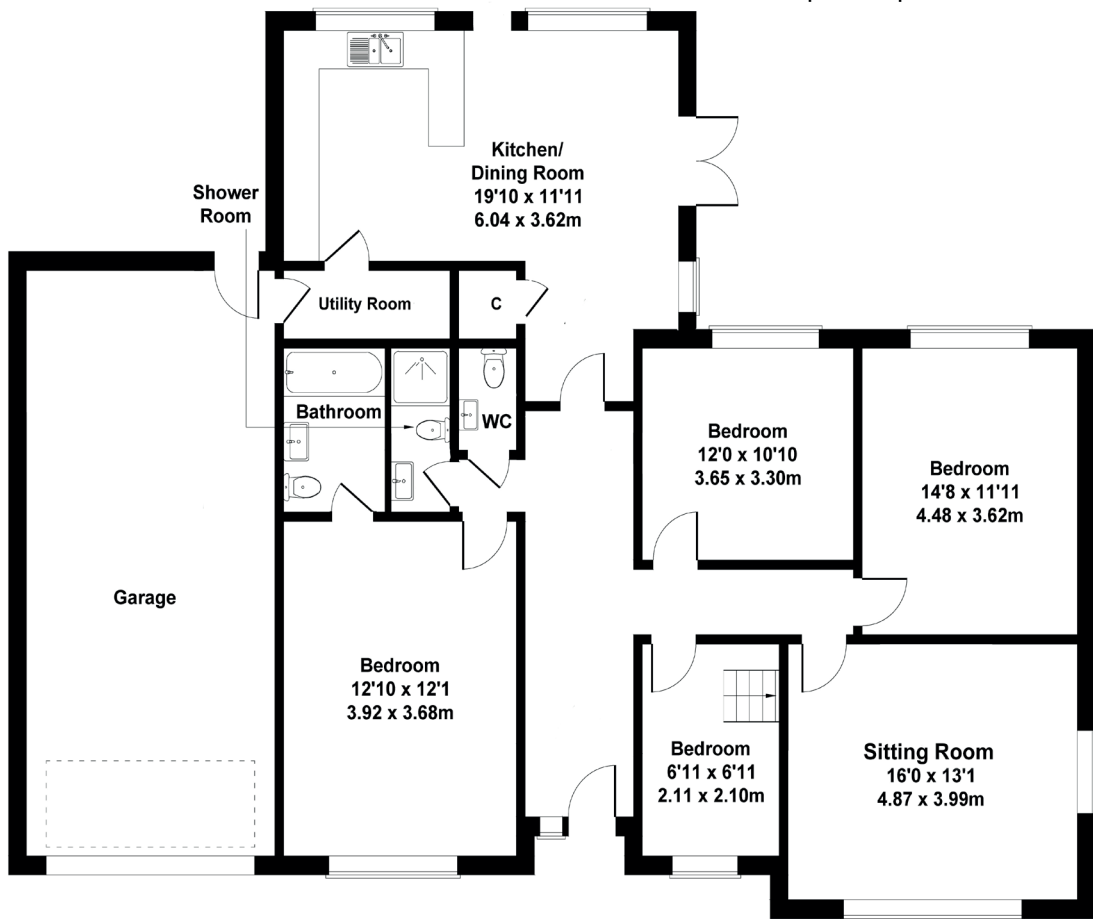
**EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM**

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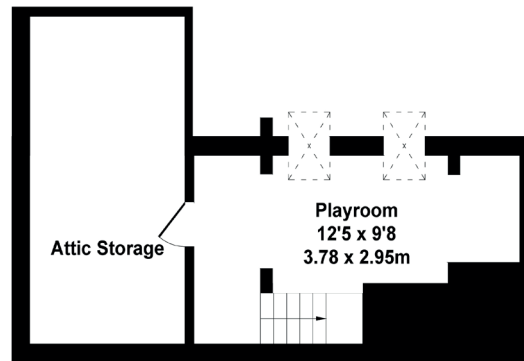
**TELEPHONE: 01797 253000 or 01580 212828**

# Beech Lodge

Approximate Gross Internal Area  
2164 sq ft - 201 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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