



Moloney
COUNTRY PROPERTY



WAYSIDE NORTHIAM

WAYSIDE, STATION ROAD, NORTHIAM, EAST SUSSEX. TN31 6QL

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITTING IN DELIGHTFUL GARDENS, BELIEVED TO MEASURE 0.25 ACRES IN A SOUGHT AFTER LOCATION, CONVENIENTLY SITUATED FOR LOCAL VILLAGE AMENITIES. THE ACCOMMODATION INCLUDES A VAULTED SITTING ROOM WITH WOODBURNING STOVE AND DOORS OUT TO THE GARDEN, LARGE KITCHEN/DINING ROOM, SECOND RECEPTION ROOM/STUDY/BEDROOM 4, AS WELL AS 3 DOUBLE BEDROOMS AND A STYLISH BATH/SHOWER ROOM. ESTABLISHED GARDENS, ADJOINING FARMLAND WITH PAVED TERRACE & LANDSCAPED POND. WELL SET BACK FROM THE ROAD WITH AMPLE OFF ROAD PARKING & CARPORT.

ACCOMMODATION LIST: ENTRANCE HALL, VAULTED SITTING ROOM, STUDY/SNUG/BEDROOM 4, KITCHEN/DINING ROOM, THREE DOUBLE BEDROOMS, BATH/SHOWER ROOM. FRONT DRIVEWAY, ATTACHED COVERED CARPORT, GARDENS FRONT, SIDE AND REAR. GFCH.



Front door to:

ENTRANCE HALL: Tiled floor. Inset ceiling lights, loft access, housing gas fired boiler. Contemporary radiator. Matching doors to all rooms.

KITCHEN/DINING ROOM: UPVC double glazed window enjoying views to the rear, door to the side. Fitted with wooden base unit with worktop over, inset with ceramic sink unit. Space for range style cooker, plumbing for dishwasher, space for fridge/freezer & other freestanding units. Tiled floor, inset ceiling lights. Space for dining table. Door to study, opening to:

SITTING ROOM: French doors with UPVC double glazed windows to either side leading out to the terrace, enjoying views over the rear garden. Vaulted ceiling with exposed cross timbers. Cast iron wood burning stove on stone hearth. TV Point.

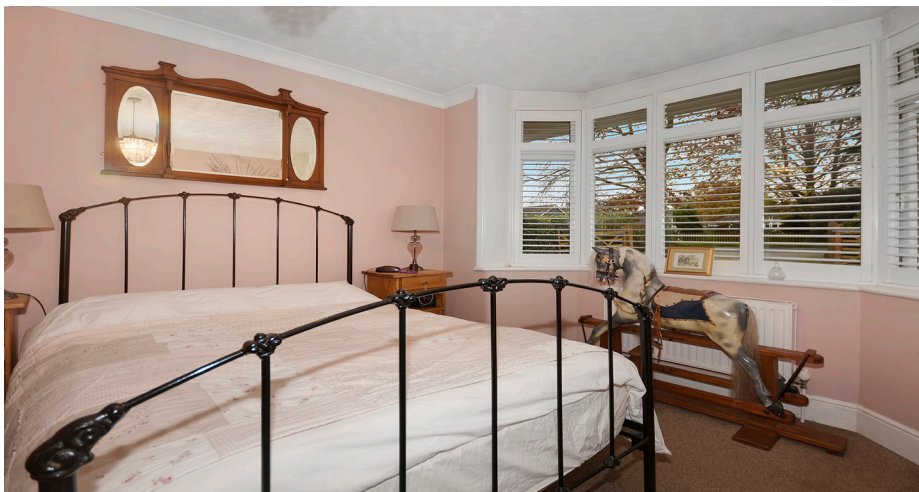
STUDY/SNUG: UPVC double glazed window to the front.

BEDROOM ONE: UPVC double glazed bay style window to the front with plantation shutter blinds. BT point.

BEDROOM TWO: UPVC double glazed bay style window to the front with fitted plantation shutter blinds. BT point.

BEDROOM THREE: UPVC double glazed window to the rear, enjoying views over the garden. TV point.

GUIDE PRICE £575,000



BATHROOM: Velux window to the rear. Fitted with white suite comprising WC, pedestal hand basin & panelled bath with central taps, glass shower screen to side. Inset ceiling lights, extractor. Chrome, ladder style towel rail. Tiled walls, matching tiled floor.

OUTSIDE: The property is approached from the road via wooden gated entrance giving access to a block paved driveway providing ample off road parking and leading to the attached carport with double doors to the front, opening to the garden at the rear, power & water connected. The property is well set back from the road, the front garden is mainly laid to lawn, planted with mature specimen plants and trees. with high level hedging to the front boundary. A gate gives access to the large, private, enclosed rear garden enjoying a good size area of lawn, along with established planting, gravelled terrace area with sleeper edged Koi pond to the side and paved terrace for alfresco dining to the rear, along with a woodland area to the rear boundary, adjoining farmland. Outside lights, outside tap, garden shed. Believed to measure 0.25 acres (tbv).

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

FLOOR AREA: 97 m² (1,044 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

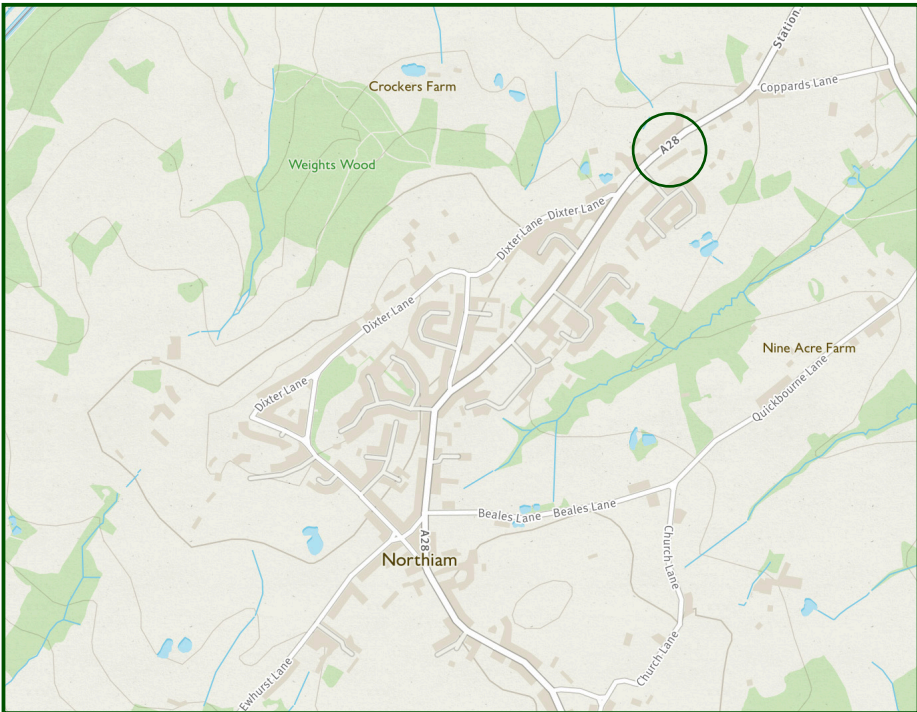
TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, continue through the centre of the village. Wayside will be found on the left, shortly after the turning into Donsmead on the right.

What3Words (Location): ///focal.brambles.spacing

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

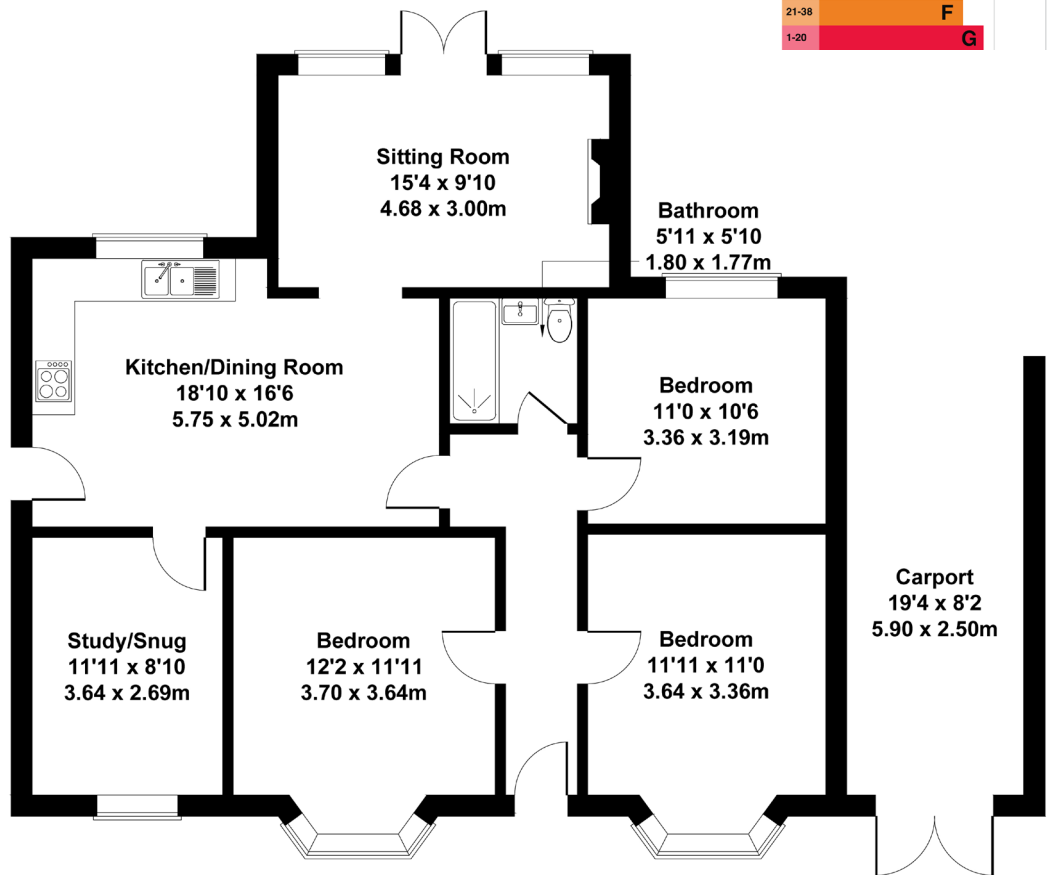


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

Wayside

Approximate Gross Internal Area
1044 sq ft - 97 sq m
(Excluding Carport)

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



Not to Scale.
For Illustrative Purposes Only.

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