



Moloney
COUNTRY PROPERTY



ALPINE HOUSE NORTHIAM

ALPINE HOUSE, CEDAR CLOSE, NORTHIAM, EAST SUSSEX TN31 6PL

A BEAUTIFULLY PRESENTED, INDIVIDUALLY DESIGNED 4 BED DETACHED HOUSE, IN A TUCKED AWAY LANE LOCATION, CONVENIENTLY SITUATED FOR LOCAL VILLAGE AMENITIES. SPACIOUS, STYLISH, CONTEMPORARY ACCOMMODATION INCLUDING SITTING ROOM WITH WOOD-BURNING STOVE, DINING ROOM, KITCHEN/BREAKFAST ROOM, SEPARATE UTILITY ROOM, STUDY. MASTER SUITE, BEDROOM 2, WITH EN-SUITE, 2 FURTHER DOUBLE BEDS & FAMILY BATH/SHOWER ROOM. INTEGRAL GARAGE, DRIVEWAY PARKING FOR 2 CARS & ORP, LANDSCAPED REAR GARDEN. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY. LANDING, MASTER SUITE WITH EN SUITE BATH AND SHOWER ROOM, DRESSING ROOM, BEDROOM 2 WITH EN SUITE SHOWER, TWO FURTHER DOUBLE BEDROOMS, FAMILY BATH/SHOWER ROOM. INTEGRAL GARAGE WITH PARKING FOR TWO CARS & ORP, FRONT GARDEN, REAR GARDEN WITH PAVED TERRACE AND WOODLAND BACKDROP.



Paved path to part glazed front door to:

ENTRANCE HALL: Inset coir mat, engineered Oak floor with underfloor heating (throughout the house). Inset ceiling lights. BT point. Turned staircase to the first floor with Oak balustrade and cupboard under.

CLOAKROOM: Fitted with back to wall WC & wall mounted hand basin with glass splash-back. Matching engineered Oak floor. Inset ceiling lights, extractor. Cupboard housing underfloor heating controls.

SITTING ROOM: Double glazed bay style window to the front with shutters. Cast iron wood burning stove on polished granite hearth. Engineered Oak floor. Double opening doors to:

DINING ROOM: French doors out to the rear paved terrace. Engineered Oak floor. Door to:

KITCHEN/BREAKFAST ROOM: Double glazed window to the rear. Fitted with white contemporary range of base and wall units with white granite worktop, inset with 1½ bowl sink unit and coloured glass splash-backs. Neff 5 burner gas hob with Neff 'slide and hide' oven below, extractor/light over. Integrated Bosch dishwasher, space for breakfast table and American style fridge/freezer. Inset ceiling lights, plinth lighting. Matching engineered Oak floor. Door to:

UTILITY ROOM: Part glazed door leading out to the rear terrace. Fitted with matching base and wall units with matching worktop, inset with single bowl, single

GUIDE PRICE £715,000



drainer stainless steel sink unit. Plumbing for washing machine, space for tumble dryer and dishwasher. Inset ceiling light. Engineered Oak floor. Door to:

INTEGRAL SINGLE GARAGE: Remote controlled roller door to the front. LED tube lighting.

STUDY: Double glazed window to the front with shutters. Oak floor. BT point.

Stairs to the:

LANDING: Matching doors to all rooms. Inset ceiling lights. Loft hatch with ladder. Cupboard housing high pressure hot water system and under floor heating controls.

MASTER BEDROOM SUITE: Double aspect room with double glazed windows to the front and side, both with shutters. Inset ceiling lights. Doors to en-suite and:

DRESSING ROOM: Obscure double glazed window to the rear. Fitted with range of sliding doored wardrobe cupboards with hanging rails, shelves and further shelved storage.

EN-SUITE BATH & SHOWER ROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC, free-standing double ended bath with central taps, hand basin set into dark grey storage unit and tiled double shower cubicle. LED lit mirror over the sink, tiled splash back. Inset ceiling lights, extractor. Laminate tiled floor.

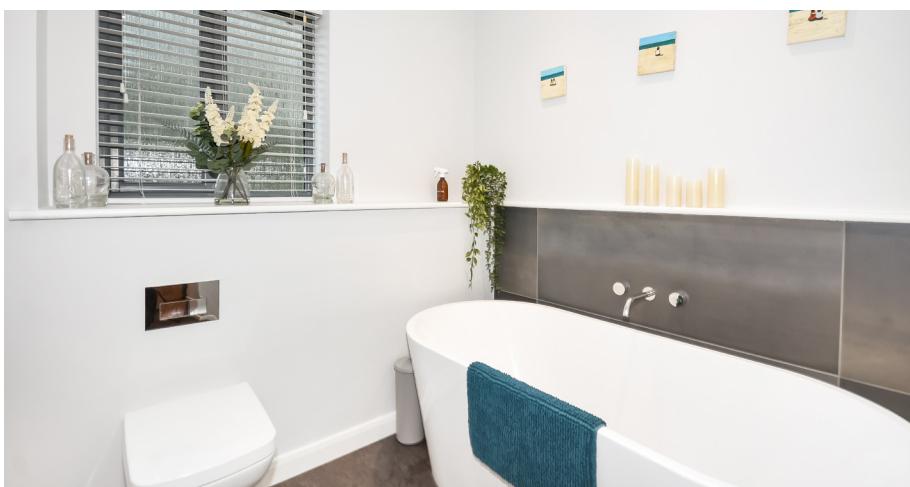
BEDROOM TWO: Double glazed window to the front with shutters. TV point. Door to:

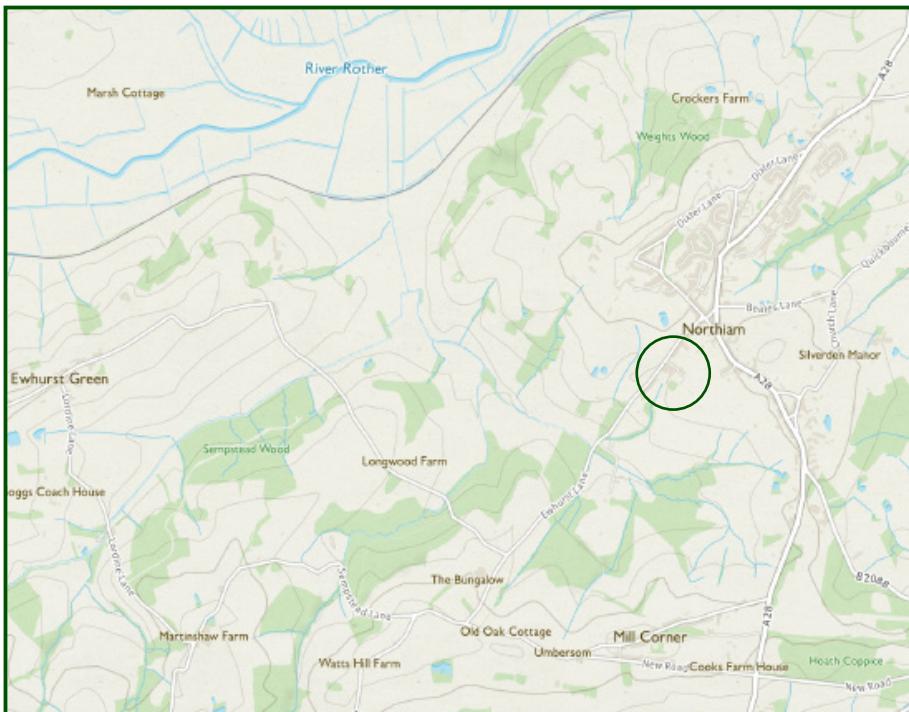
EN-SUITE SHOWER ROOM: Obscure double glazed window to side. Fitted with contemporary white suite comprising back to wall WC, hand basin set into white high gloss storage unit and fully tiled corner shower cubicle. Inset ceiling light, extractor. LED lit mirror over the basin.

BEDROOM THREE: Double glazed window to the rear enjoying views over the garden and wooden backdrop beyond. TV point.

BEDROOM FOUR: Double glazed window to the front with shutters.

FAMILY BATH/SHOWER ROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite comprising WC, panelled shower bath with shower over, glass screen to side, set into tiled surround & hand basin set onto white high gloss storage unit with matching double doored, wall hung tower unit to side. LED lit mirror, shaver point. Laminate tiled floor. Inset ceiling lights, extractor.





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 over a private road with brick paved parking for two vehicles giving access to the integral single garage. The front garden is mainly laid to lawn with planted beds and paved pathway leading to the front door. A gated path leads to the rear garden with large Indian sandstone paved terrace area, an upper area of lawn with planted borders and further decked terrace. Fenced to all sides and enjoying a woodland backdrop to the rear. Outside tap, lights & electrical sockets.

SERVICES: All mains services are connected. Gas fired central heating, underfloor heating throughout.

FLOOR AREA: 218 m² (2,347ft²) incl. garage.

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Etchingham 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, turn left after the recreation field into Dixter Rd, signposted Great Dixter. Turn left into Ewhurst Lane then left into Cedar Close, bear right and Alpine House will be found on the left.

What3Words (Location): ///typified.upwards.already

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

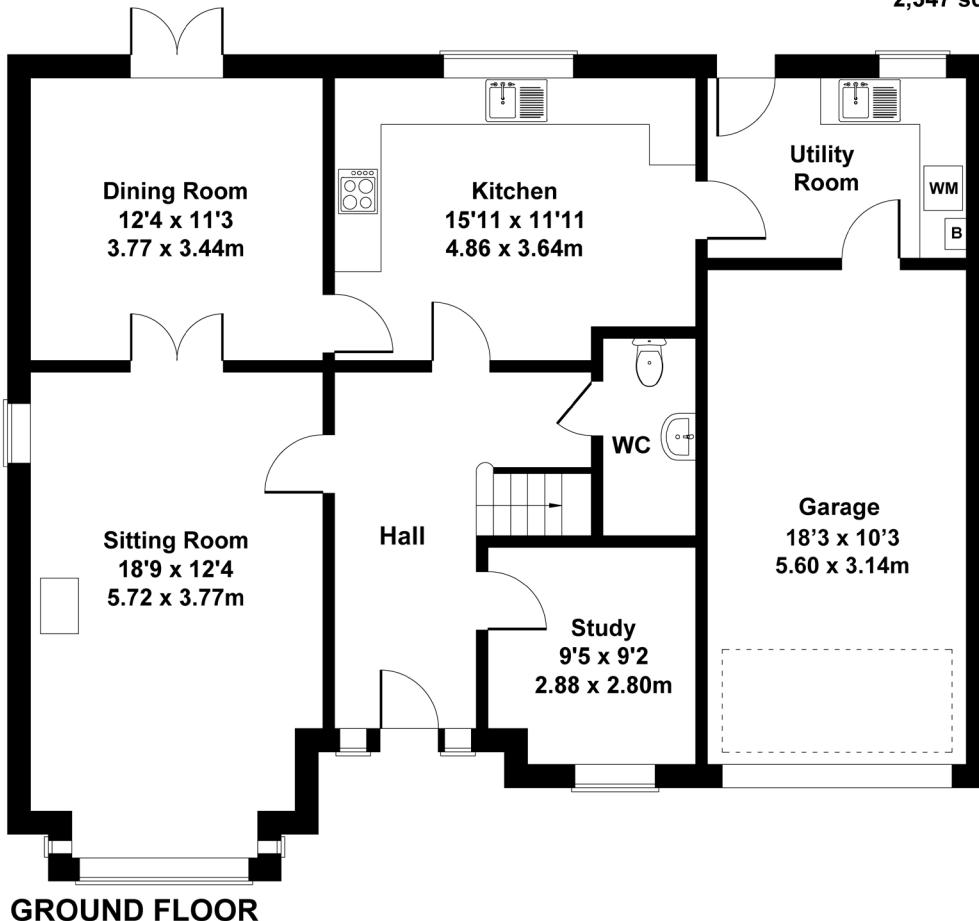
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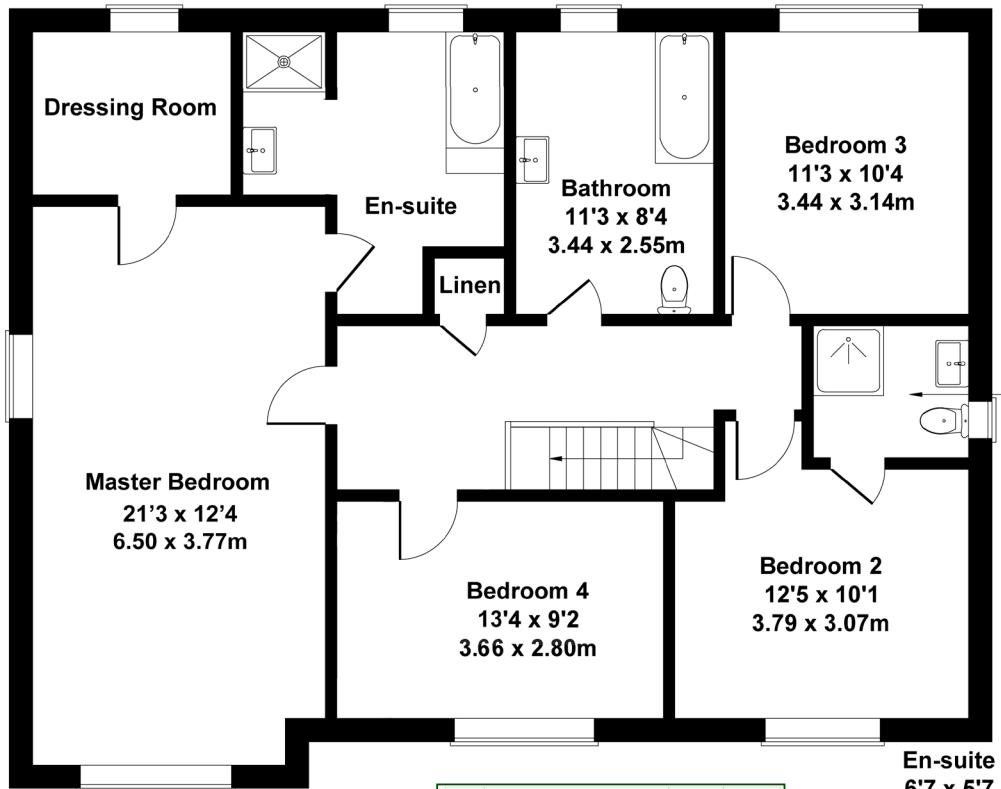
TELEPHONE: 01797 253000 or 01580 212828

Alpine House

Approximate Gross Internal Area
2,347 sq ft - 218 sq m

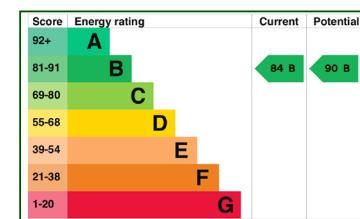


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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