Moloney
COUNTRY PROPERTY

THE HOBBIT NORTHIAM

THE HOBBIT, The Plat, Main Street, Northiam, East Sussex.TN31 6LX

A spacious detached 4 bed bungalow, sitting in a tucked away location, close to the centre of the village, convenient for local amenities, benefiting from all round gardens and enjoying far reaching rural views to the rear. Reception room, opening to conservatory, large kitchen/dining room with sun lounge and utility room. 3/4 bedrooms 2 with en-suite facilities. Excellent driveway, detached double garage. Large enclosed pond. Gas fired central heating. Far reaching views to the rear.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, CONSERVATORY, KITCHEN/DINING ROOM, SUN LOUNGE, UTILITY ROOM. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 2 WITH EN-SUITE WET ROOM, 2 FURTHER DOUBLE BEDROOMS. GATED PAVED DRIVE PROVIDING PARKING, DETACHED GARAGE. FRONT & SIDE GARDEN WITH LARGE FENCED POND. GFCH.

Double glazed door to:

PORCH: Tiled floor. Door to:

ENTRANCE HALL: Oak panelled doors to all rooms. Double doored airing cupboard housing hot water tank with slatted shelves. Loft hatch. Coved ceiling.

CLOAKROOM: Obscure double glazed window to the front. Fitted with white suite comprising WC, hand basin set onto white high gloss storage unit & bidet. Tiled walls and floor. Chrome ladder style heated towel rail. Extractor.

SITTING ROOM: Double glazed window to the side enjoying views over the garden and countryside beyond. Inset log effect gas fire. TV point. Coved ceiling. Large sliding double glazed doors through to:

CONSERVATORY: Wood effect double glazed windows, all with blinds, to three sides and doors leading out to the side garden, enjoying panoramic far reaching countryside views. Roof blinds. Tiled floor.

KITCHEN/DINING ROOM: `Double glazed windows to both sides. Fitted with range of contemporary style oak base and wall units with coordinating worktop over, matching up-stands, inset with double stainless steel sink unit with machined drainer to side. CDA induction hob with glass splash-back & concealed extractor over, drawers below. Double oven in housing unit with cupboards above and below. Space for side-by-side fridge freezer. Full height pull out shelved larder unit. Concealed Ideal gas fired boiler. Inset lighting, coved ceiling, wall light points. TV point. Wooden

Guide Price £785,000

floor. Space for dining table. Double glazed doors to sun lounge, door to

UTILITY ROOM: Part double glazed door leading out to the side garden. Fitted with base and wall units, with coordinating worktop over, inset with 11/2 bowl single drainer composite sink unit. Plumbing for washing machine and dishwasher. Tiled splash-backs, tiled walls. Coved ceiling. Matching wood effect floor. Inset ceiling lights.

SUN LOUNGE: Double glazed windows to 3 sides with double doors leading out to the front paved terrace. Wood effect floor.

Small Lobby with doors to shower room and:

MASTER BEDROOM: Double glazed window enjoying far reaching panoramic views over countryside beyond to the rear. Double mirror sliding doored wardrobe cupboards with hanging rails. Coved ceiling. Over bed wall lights.

EN-SUITE SHOWER ROOM: Obscure glazed window to side. Fitted with contemporary white suite comprising WC, hand basin set onto white high gloss storage unit with mirror doored cabinet over and walk in shower cubicle with glass screens to side, Mira shower. Heated towel rail.

BEDROOM TWO: Double glazed window to the front. Double sliding doored wardrobe cupboard with hanging rail and shelf over. Door to:

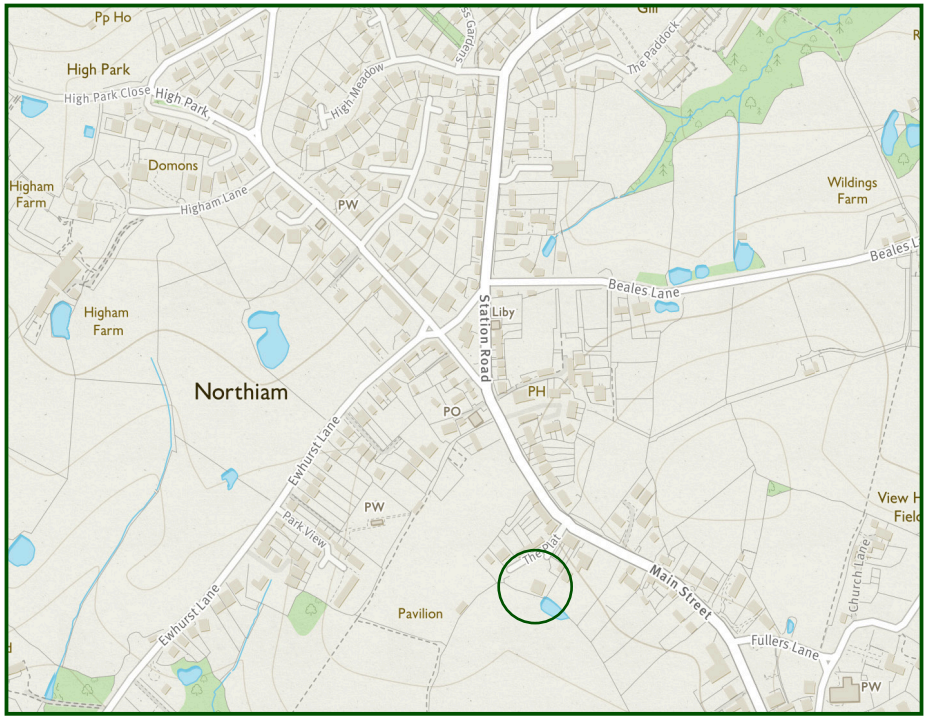
EN-SUITE WET ROOM: Obscure glazed window to the front. Fitted with white suite comprising WC, pedestal hand basin & walk in shower cubicle. Tiled walls & floor with underfloor heating. Coved ceiling. Extractor. Ladder style heated towel rail.

BEDROOM THREE: Double glazed window looking through the conservatory enjoying far reaching views. Coved ceiling.

BEDROOM FOUR: (Currently used as a study) Double glazed window to the front. Large double doored wardrobe cupboard with hanging rail and cupboards above. Coved ceiling.

OUTSIDE: The property is approached from the road over part shared driveway with wrought iron gates giving access to good sized brick paved area for parking and access to the detached double garage, with remote controlled door to the front, personnel door to the side, light and power connected, fitted with a range of storage cupboards. The gardens lie predominantly to the front and side with large fenced ornamental pond to the right.

Cont.



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.

The enclosed garden is mainly laid to level lawn with planted beds & borders, gravelled area and greenhouse. At the rear of the garage is a summerhouse/store. A pathway leads around to the rear of the property to a paved terrace, with low level fencing maximising far reaching views across countryside. A flight of brick steps with wrought iron hand rails lead up into the conservatory. Outside lights, taps & electrical sockets.

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

FLOOR AREA: 189 m^2 (2,034 ft^2)

EPC RATING: 'TBC'

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 towards Tenterden on the A28, pass Northiam village green on the right. Turn left into the driveway immediately next to The Plat, shortly before the recreation field. The Hobbit will be found directly ahead.

What3Words (Location): ///ounce.saunas.companies

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

MOLONEYCOUNTRYPROPERTY.COM

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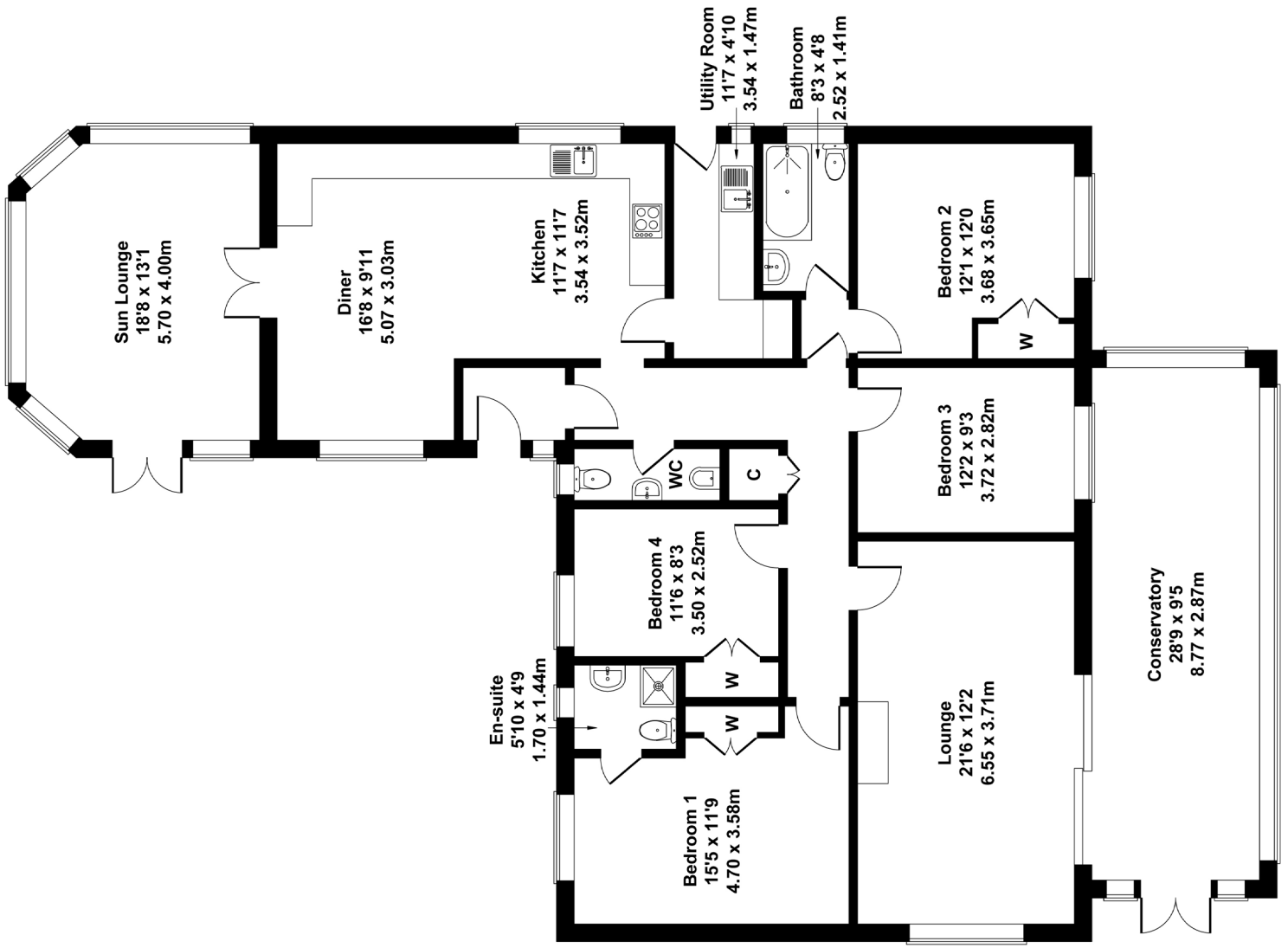
The Hobbit

Approximate Gross Internal Area
2034 sq ft - 189 sq m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

Awaiting Image

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

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