

PHILLIPS & STUBBS



coastal +
COUNTRY



Centrally located in Northiam famed for its Great Dixter house and gardens. The village offers leisure facilities including bowls club, library and a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More comprehensive facilities are available in Peasmarch (4 miles), where there is a family run supermarket. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Tenterden (7.5miles) has a Waitrose and Tesco supermarkets and a leisure centre. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1 hr, 20 minutes respectively. Ashford (20 miles) provides a high-speed service to London St Pancras in 37 minutes.

The cottage presents principally weatherboard clad elevations with timber casement windows under a mansard and pitched, plain tiled roof.

The versatile and deceptively spacious accommodation is arranged over three floors (see floor plan) and boasts many period features including exposed beams and timbers and a large open inglenook fireplace in the main reception room. Kitchen fitments and Bath/Shower Room suites have been modernised in recent years and two Attic rooms afford good, usable additional space. There is also a small cellar.

Outside

The property fronts Main Street and has the benefit of an off road parking bay. A side passage leads to the enclosed rear garden with its patio area and timber store.

Other Information

Local Authority: Rother District Council

Services: Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, O2, Vodafone & 3

Broadband speed: Ultrafast 1000 Mbps. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In Excess Of £450,000 Freehold

2 Beechfield, Main Street, Northiam, East Sussex, TN31 6LP



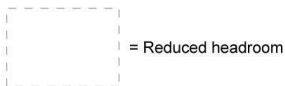
A charming, Grade II listed semi-detached house located in the heart of village benefiting from characterful and versatile accommodation comprising two good size reception rooms, large kitchen/dining/family room with separate utility and WC off. Cellar. Three first floor bedrooms, bath and shower rooms. Second floor Attic Rooms. Enclosed gardens to the rear with timber store. Off road parking space. Gas fired central heating.

- No onward chain
- Convenient, central village location
- Versatile and characterful accommodation arranged over three floors
- Off road private parking bay
- Gardens
- Period features including inglenook fireplace and many exposed beams and timbers



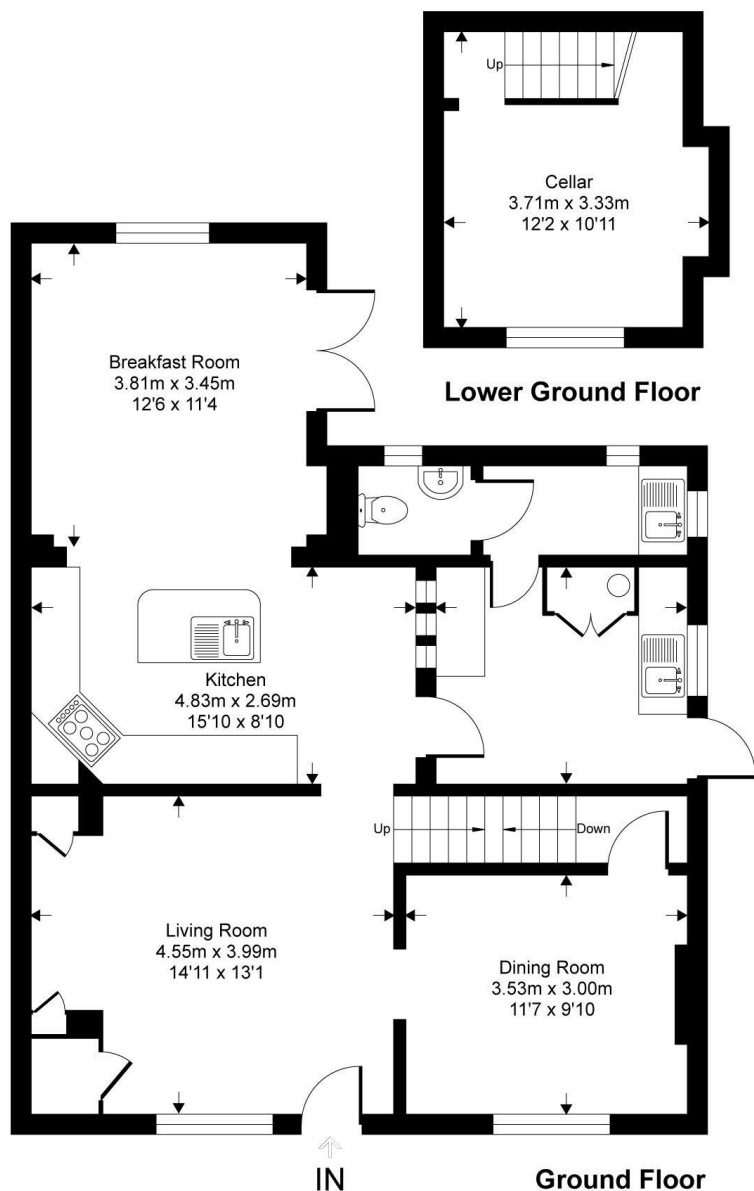
Directions: The property will be found in the centre of the village of Northiam opposite the Green. TN31 6LP. What3words:
goat.presented.smoke

EPC: D
Local Authority: Rother District Council
Council Tax Band: E



2 Beechfield

Approximate Gross Internal Area = 181.6 sq m / 1955 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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