PHILLIPS & STUBBS



coastal + COUNTRY







Centrally located in the Conservation Area of 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 Peasmarsh (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 1hr, 20 minutes respectively. Ashford (20 miles) provides a high-speed service to London St Pancras in 37 minutes.

The mid terrace cottage presents predominantly timber weatherboard clad elevations with sash and casement windows under pitched, slate roofs.

The versatile accommodation is principally arranged over three floors (see floor plan) and there is also a useable small cellar. Extended to the rear (two storey), the property (although unlisted) has many character features including exposed brickwork, beams and joinery (oak and pine) and open fireplaces (to the ground and first floors). The freestanding Kitchen with doors onto and overlooking the rear garden, with its worktop and Belfast sink, affords further potential to adapt/improve with fitted units.

Outside

The property fronts Main Street and has the benefit of a single garage and off-road parking to the rear accessed via a shared drive to the side of the terrace. There is a small garden to the front and larger area with lawn and patio area to the rear. There are historic residents rights of access (pedestrian) to pass over the rear gardens but these are currently unused.

Other Information

Local Authority: Rother District Council Services: Mains electricity, water and drainage are connected. Gas is available in the road. Predicted mobile phone coverage: EE, O2, Vodafone & 3 Broadband speed: Superfast 80 Mbps. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £375,000 Freehold

4 Oak Terrace Main Street, Northiam, Rye, TN31 6LX







A characterful unlisted terrace cottage conveniently situated in the village with off road parking, single garage and countryside views to the rear

• Character cottage • Village location • Open fireplaces and exposed timbers/joinery • Parking and Garage to Rear • Views from the rear to the south • No Onward Chain



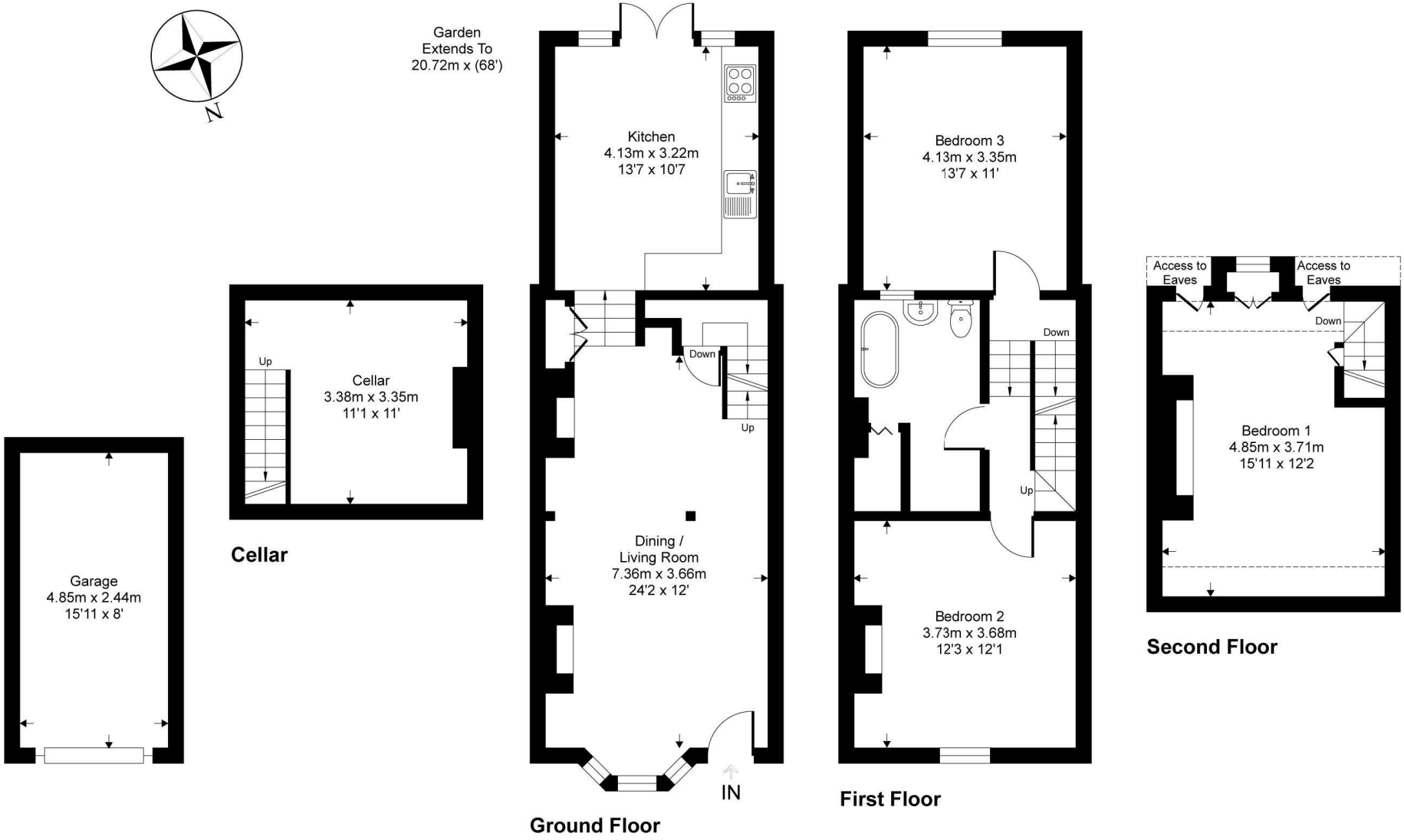
Directions: From the centre of the village by The Playing Field proceed for a short distance (approx. 100m) south along Main Street. Oak terrace will be seen on the right.
What3words: evolving.aviators.conveys

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

= Reduced headroom

Oak Terrace

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft
Approximate Garage Internal Area = 11.7 sq m / 127 sq ft
Approximate Total Internal Area = 121.2 sq m / 1306 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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