



The Hunts,
Coppards Lane,
NORTHAM,
TN31 6QN



Coppards Lane

A beautifully presented detached period property that offers flexible accommodation with potential for a one bedroom annexe, enjoying a level garden and backing onto open fields with ample parking and large double garage.

Features

DETACHED PERIOD PROPERTY

ANNEXE POTENTIAL

4 BEDROOMS

VILLAGE LOCATION

RECENTLY RENOVATED

3 RECEPTION ROOMS

BACKING ONTO FIELDS

VIEWING HIGHLY RECOMMENDED



Description

Viewing is essential to appreciate this recently upgraded detached family house that sits in a lovely semi rural location on the fringe of the village. Inside the accommodation is approached over a large entrance hall and at the centre of the house is a wonderful kitchen/breakfast room that is arranged around a centre island. The kitchen has a wide opening that leads into the dining room which also provides access into two additional reception rooms that are all located at the back of the house and enjoy southerly views onto the garden. The principle staircase rises to three double bedrooms and family bathroom and an additional staircase leads to a further bedroom and bathroom. This part of the house has it's own front door and could easily be used as a one bedroom self-contained annexe, with it's own reception room and the utility room could be converted into a kitchen.

Having recently been renovated that property benefits from improved insulation, upgrading, wiring and heating. Outside the property is approached over a gated entrance with driveway that leads to a double garage. To the rear is a good size level area of lawn.

Directions

From the centre of Northiam head north through the village and on leaving the village turn into Coppards Lane which will be seen on the right hand side and the property will be seen on the right.

What3Words: [///clinking.beefed.interest](https://www.what3words.com/?w3w=clinking.beefed.interest)



ENTRANCE PORCH

7' 10" x 5' 2" (2.39m x 1.57m) Enjoying a triple aspect with part panelled walls and stable door opening to

RECEPTION HALL

12' 0" x 8' 4" (3.66m x 2.54m) With tiled flooring, incorporating WC - fitted with a white low level wc and corner circular sink with mixer tap.

KITCHEN

18' 10" x 11' 9" (5.74m x 3.58m) Fitted with a comprehensive range of base and wall mounted kitchen cabinets arranged around a centre island incorporating a breakfast bar with spaces for appliances and a large area of hardwood working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, wall mounted boiler, larder cupboard.

LIVING ROOM

13' 10" x 12' 0" (4.22m x 3.66m) with bay window to rear, attractive central fireplace.

INNER HALLWAY

With stairs rising to first floor landing, part glazed door opening to the garden.

DINING ROOM

14' 4" x 12' 1" (4.37m x 3.68m) With a wide opening back through to the kitchen, oak flooring throughout.

DRAWING ROOM

14' 4" max into bay window to rear x 13' 4" (4.37m x 4.06m) Oak flooring throughout.

SIDE HALL

With door to outside, oak flooring, stairs rising to bedroom with under stairs cupboard.

UTILITY ROOM

7' 9" x 6' 4" (2.36m x 1.93m) With window to rear, tiled floor and fitted with a range of base and wall mounted units with spaces and plumbing for appliances, area of granite effect working surface incorporating a stainless steel sink with mixer tap and drainer. Walk-in Cupboard 5' 1" x 3' 7" (1.55m x 1.09m).

FIRST FLOOR LANDING

With window to side, loft access.

BEDROOM

13' 0" x 12' 5" (3.96m x 3.78m) With window taking in views.





FAMILY BATHROOM

8' 10" x 7' 0" (2.69m x 2.13m) With obscured window to front, tiled floor, part tiled walls, fitted with white panelled bath with glazed shower screen, mixer tap, low level wc, vanity sink unit.

BEDROOM

12' 5" x 12' 3" (3.78m x 3.73m) With window to front.

BEDROOM

13' 0" x 12' 6" (3.96m x 3.81m) With window taking in views to the rear, large cupboard.

LANDING

A secondary staircase gives access to further landing.

BEDROOM

13' 8" x 12' 6" (4.17m x 3.81m) Window taking in views to the rear, wood effect flooring.

BATHROOM

Obscured window to front, tiled floor, part tiled walls, fitted with a white panelled bath with mixer tap and shower attachment, heated towel rail, pedestal wash hand basin, shaver point above.

OUTSIDE

The property is approached through a gated entrance to an area of parking with access to the garage. The front garden is enclosed by hedging with planted borders.

DETACHED DOUBLE GARAGE

21' 1" x 19' 5" (6.43m x 5.92m) Of timber construction with power and light.

REAR GARDEN

To the rear of the property is an area of garden with large decking that takes in the views with level lawn, being enclosed with fencing and hedging and backing onto an open field and pond.

NOTE

We are advised some underpinning took place at the property over 20 years ago.

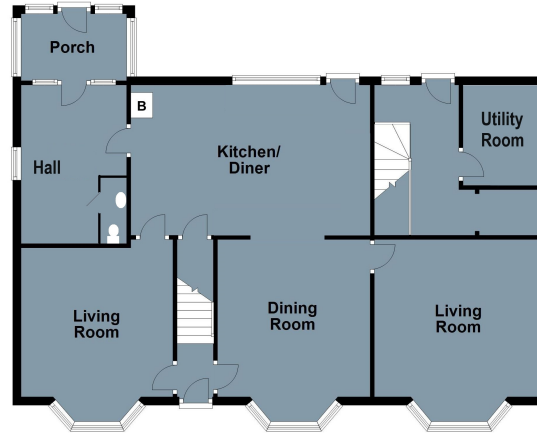
COUNCIL TAX

Rother District Council
Band E £2859.45



Ground Floor

Approx. 102.2 sq. metres (1099.7 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.0 sq. feet)



Total area: approx. 187.8 sq. metres (2021.6 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 