



Kyle Cottage, Main Street, Northiam,  
Rye, East Sussex TN31 6LH



## PROPERTY DESCRIPTION

A charming four bedroom detached house situated in the sought after village of Northiam. The ground floor accommodation comprises; entrance hall, bright and spacious 21ft lounge with outlook over the gardens, recently updated triple aspect kitchen/diner, utility room, bedroom four/reception room and cloakroom/WC. On the first floor there are three bedrooms with two overlooking the garden and a recently updated shower room. As the property occupies a 0.24 acre plot there is a large gated driveway providing off road parking for several vehicles and leads to the double garage. There is a good size mature rear garden with various areas to entertain. Nearby there is a well regarded primary school and Great Dixter Gardens whilst the town of Tenterden is approximately a 15 minute drive away. A viewing is highly recommended to fully appreciate what this property has to offer. EPC - D.

## FEATURES

- Charming Three/Four Bedroom Detached Residence
- Occupying 0.24 Acre Plot (Approx)
- 18ft Recently Replaced Kitchen/Diner
- 21ft Lounge Overlooking The Garden
- Stunning Recently Modernised Shower Room
- Detached Double Garage
- Ground Floor Bedroom/Further Reception Room
- Twelve Solar Panels Generating Electricity From Sunlight
- Large Gated Driveway With Ample Off Road Parking
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, double glazed patterned windows, ceiling coving, radiator, stairs rising to the first floor, under-stairs storage cupboard.

### Cloakroom/WC

Double glazed patterned window to the front, ceiling coving, low level WC, pedestal wash hand basin, radiator, part tiled walls.

### Lounge

21' 1" x 11' 6" (6.43m x 3.51m) A bright and spacious room with double glazed window and sliding door to the rear with the latter leading to the garden, ceiling coving, vertical radiator, recently installed log burner.

### Kitchen/Diner

18' 11" x 10' 1" (5.77m x 3.07m) A bright triple aspect room with double glazed windows to the front and side and doors to the side and rear leading to the driveway and utility room respectively, access to loft space via hatch (recently installed gas fired boiler is located here), vertical radiator, a recently re-fitted kitchen comprising; a range of laminate working surfaces with inset sink and drainer unit with mixer tap, space for range style cooker, a range of matching wall and base cupboards with glazed fronted display units, space for; dishwasher and tall fridge/freezer, part tiled walls.

### Utility Room

6' 11" x 6' 4" (2.11m x 1.93m) Glazed windows to the side and rear and double doors leading to the garden, space and plumbing for washing machine, power points.

### Ground Floor Bedroom

11' 4" x 10' 5" (3.45m x 3.17m) A dual aspect room with double glazed window to the front and full height window to the side, ceiling coving, radiator.

### Half Landing

Radiator.

### First Floor Landing

Access to loft space via hatch, large cupboard with shelving.

### Bedroom One

18' 11" max x 10' 6" (5.77m max x 3.20m) Double glazed window with pleasant outlook over the rear garden, ceiling coving, radiator.

### Bedroom Two

10' 1" x 8' 11" (3.07m x 2.72m) Double glazed window with pleasant outlook over the rear garden, ceiling coving, built-in wardrobe with sliding doors, radiator.

### Bedroom Three

10' 6" x 9' 11" max (3.20m x 3.02m max) Double glazed window to the front, ceiling coving, radiator.

### Shower Room

Double glazed patterned window to the front, a stunning and recently installed shower room with fitted three piece suite comprising; large fully tiled walk-in shower cubicle with handheld shower attachment and thermostatic shower over, wall mounted wash hand basin with chrome mixer tap, low level WC.

### Detached Double Garage

18' 11" x 16' 9" (5.77m x 5.11m) Accessed via electric up and over door and wooden door from the garden, overhead storage, power points, lighting, controls for solar panels.

### Outside

The front of the property is approached via a gated L-shaped driveway providing off road parking for several vehicles and leads to the double garage, gated access to both sides, large area of lawn with nature shrubs and hedging offering a good degree of privacy, EV charging point, outside lighting.

Adjacent to the rear of the property there is a patio area which extends from the lounge to the rear garage door to make an ideal entertaining area, outside lighting, gated access to both sides, door to the garage, paved path leading to another area ideal for table and chairs, the remainder of the extensive rear garden is laid to lawn with fruit trees and various mature shrubs, trees and hedging offering a good degree of seclusion.

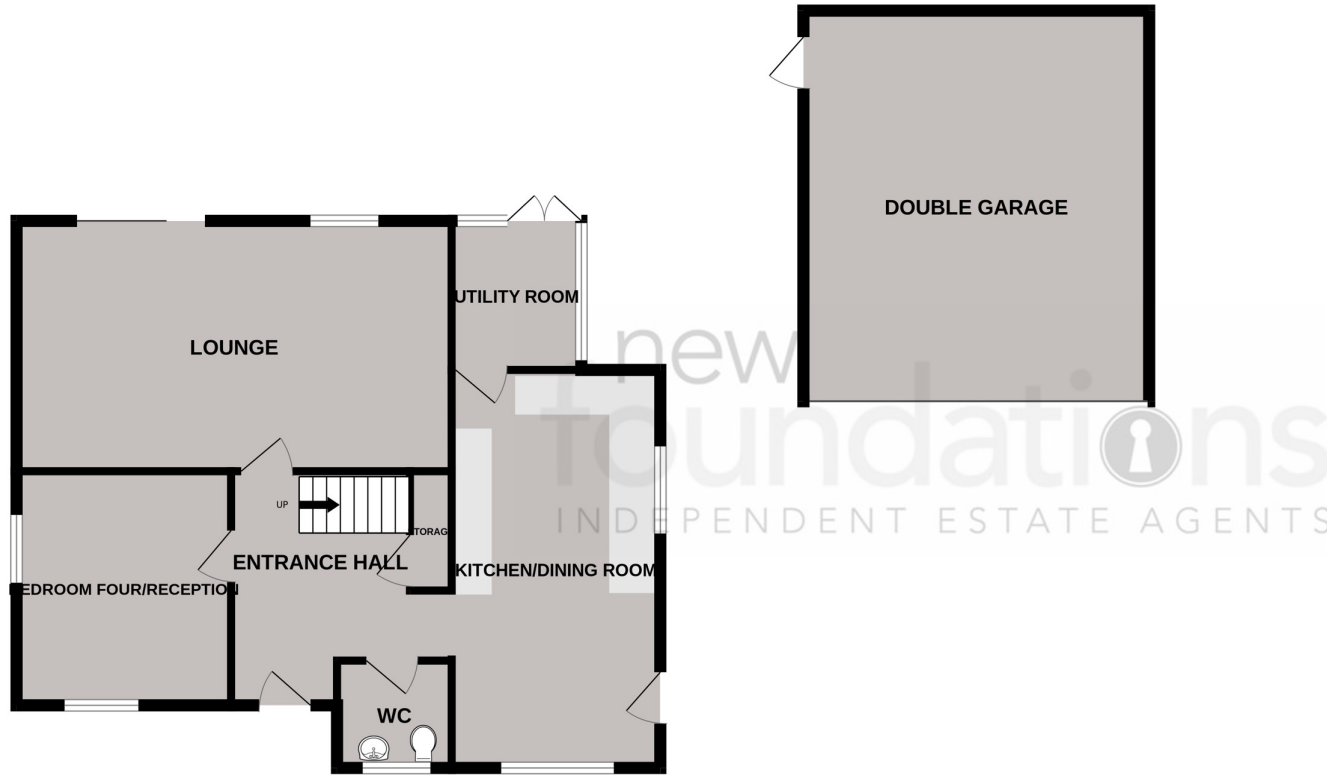
### NB

There are 12 solar panels which generate electricity from sunlight, anything not used is sent back to the grid generating a premium. The boiler and consumer unit have been replaced within the last 12 months.

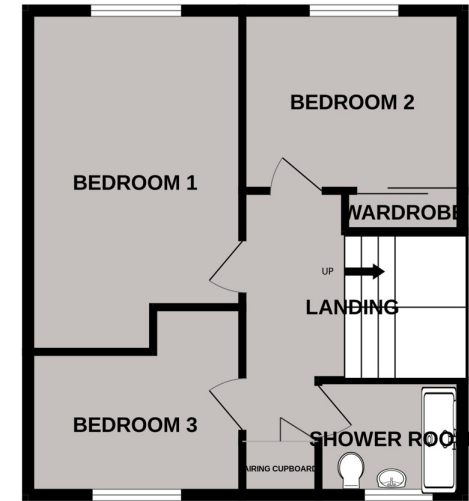
There is an EV charger just outside of the garage.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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