



Sideways,
Northiam Road,
Staplecross,
East Sussex,
TN32 5QL



Northiam Road

A substantial detached four bedroom family home offering versatile accommodation as well as equestrian facilities set within approximately 9.8 acres of grounds and enjoying beautiful countryside views. No onwards chain.

Features

DETACHED HOUSE

COUNTRYSIDE VIEWS

STABLES

GARAGING

EQUESTRIAN FACILITIES

MENAGE

9.8 ACRES

NO CHAIN



Description

Sideways is an ideal property for those looking for equestrian facilities. It was constructed in 2008 by the current owners and includes modern features including hot water solar panels and underfloor heating throughout. The property sits back from the road and therefore enjoys a peaceful rural location with a good degree of privacy. Internally all the principle rooms are of a comfortable size, the kitchen/breakfast room is an impressive space being almost 29' in length, which is perfect for entertaining and has double doors leading out to the garden, enjoying the countryside views. The living room is centered around a fireplace with log burner and also has double doors leading out to the garden. There is a generous study, which could easily be used as a fifth bedroom, and also on the ground floor is a former sunroom which has been converted to a shower room and kitchenette, making this an ideal space for multi-generational or dual family occupancy. To the first floor are four bedrooms, the main enjoying views over the countryside and having an en-suite, there is also a family bathroom. Outside the property has a long driveway with a large area of parking and turning together with a recently constructed detached open bay car barn. The driveway continues to the rear of the property to the stable yard with 4 loose boxes, hay store and pole barn with mezzanine floor and tack room, all having the benefit of water, electricity and light. The 9.8 acres sit to the south east of the house gently falling away to the south and in addition to the paddock there is a menage which measures 40m x 20m.

The village of Staplecross has a popular public house, local shop and primary school and the area is well connected being just a short distance from the A21 and a nearby station at Robertsbridge with regular services to Charing Cross and to the coast at Hastings. The area is very well served for schools, both private and comprehensive at primary and second levels, sites of historical interest and recreational facilities.

Directions

From the centre of the village with the shop on your left and the pub on your right proceed round the right hand bend and along Northiam Road where the property will be found a short distance along on the right hand side, clearly indicated by our For Sale board.

What3Words:///adults.thudding.examiner



THE ACCOMMODATION COMPRISES

A covered entrance porch with recessed lighting giving access to

RECEPTION HALL

12' 3" x 9' 5" (3.73m x 2.87m) max, of irregular shape with large storage cupboard and additional cloaks cupboard, tiled floor and turned staircase leading to the first floor landing.

CLOAKROOM

with window to front, tiled floor and fitted with a pedestal wash hand basin and wc.

KITCHEN/BREAKFAST ROOM

28' 9" x 13' 8" (8.76m x 4.17m) a quadruple aspect room with windows to sides and rear, the kitchen area is fitted with a variety of base and wall mounted kitchen cabinets incorporating cupboards and drawers with areas of granite effect working surface, a breakfast bar and a butler sink with mixer tap. There is an electric range cooker with an 8 ring gas hob with extractor over and space for slimline dishwasher and American style fridge/freezer. The dining area has double doors leading out to the rear garden taking in fine countryside views and an additional door to

UTILITY ROOM

15' 1" x 6' 6" (4.60m x 1.98m) with stable door leading to the driveway, window to side, tiled floor, large area of working surface incorporating a sink with mixer tap, spaces and plumbing for washing machine and tumble dryer.

LIVING ROOM

20' 0" x 15' 0" (6.10m x 4.57m) a triple aspect room with windows to side and double doors to the rear garden taking in the views, centered around a large fireplace with bressumer beam, red brick surround and log burner on a slate hearth.

STUDY/BEDROOM 5

15' 0" x 13' 1" (4.57m x 3.99m) a double aspect room with windows to front and side.

SUNROOM

currently used as a kitchen and shower room. The kitchen area measures 10' 10" x 6' 0" (3.30m x 1.83m) with window to rear and fitted with a variety of base units incorporating cupboards and drawers with working surface incorporating a stainless steel sink with mixer taps, space for a fridge/freezer and plumbing for a washing machine. The shower room measures 10' 7" x 5' 3" (3.23m x 1.60m) with window to rear, recessed lighting and fitted with a wc, vanity sink unit, shower cubicle.

NOTE: This part of the house was previously configured as having a separate annex and could easily be used as this again.

FIRST FLOOR LANDING

with loft access, airing cupboard housing the boiler.





MASTER BEDROOM

16' 1" x 15' 7" (4.90m x 4.75m) a double aspect room with windows to side and rear, recessed lighting, large eaves storage cupboard, door to

EN-SUITE

10' 2" x 4' 8" (3.10m x 1.42m) with window to rear, recessed lighting and fitted with a wc, wash hand basin and shower unit.

BEDROOM 2

15' 3" x 13' 4" (4.65m x 4.06m) with window to side.

BEDROOM 3

15' 9" x 10' 4" (4.80m x 3.15m) with window to rear.

BEDROOM 4

10' 11" x 9' 10" (3.33m x 3.00m) with window to side, recessed lighting.

FAMILY BATHROOM

8' 0" x 7' 4" (2.44m x 2.24m) with window to front, recessed lighting, tiled floor, part tiled walls and fitted with a vanity sink unit, wc and bath.

CAR PORT

18' 2" x 15' 6" (5.54m x 4.72m) recently constructed with open bay.

OUTSIDE

The property is approached via a part concrete/part gravel driveway providing parking and turning giving access to the Car Port. The front garden is predominantly laid to lawn being hedge and fence enclosed.

The driveway continues down through the rear garden, which is laid to lawn interspersed with mature trees and hedge enclosed. Immediate behind the property is a raised patio area, accessed from the kitchen/breakfast room and living room, with steps leading down to the lawn. a five bar gate gives access to the top paddock which is on the same title as the house and driveway. The driveway continues down through the garden to a stable yard with electricity, light and water. The yard has 4 loose boxes, a hay store, an open bay pole barn measuring 60' 0" x 25' 0" (18.29m x 7.62m) plus a mezzanine floor measuring 25' 0" x 20' 0" (7.62m x 6.10m). The menage measures 131' 3" x 65' 7" (40m x 20m).

There is a public right of way leading down the left hand side of the drive, as you look at the property, and turns off before the house, cutting across the top paddock.

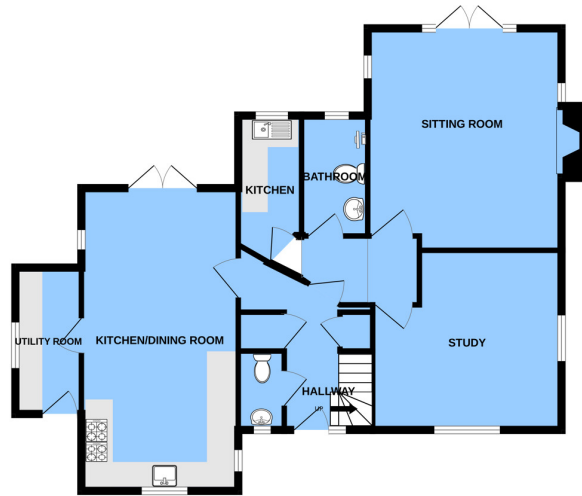
COUNCIL TAX

Rother District Council

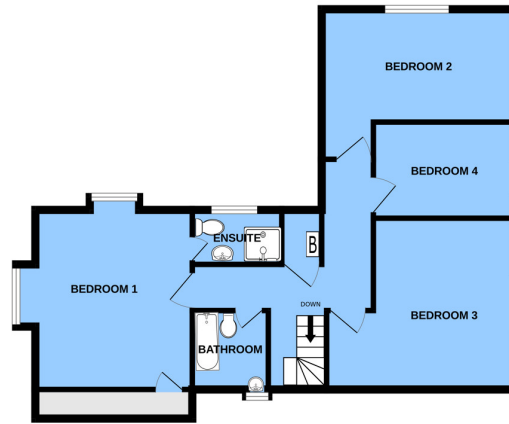
Band G £4001.49



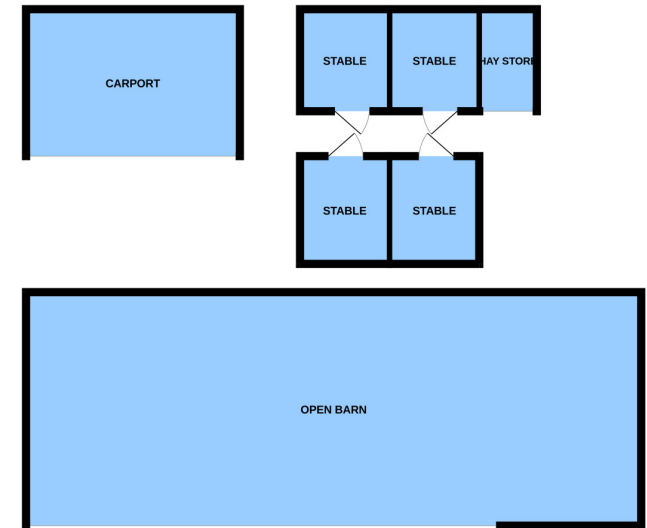
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

