

4 Bed Semi-Detached In The Plat, Main Street , Northiam, TN31 6LU £660,000





SHORT DESCRIPTION

Property Ref: 17619 An exceptional four-bedroom family home, recently extended and comprehensively renovated to a high standard, offering approximately 190m² of beautifully presented accommodation on a generous 0.21-acre plot in an idyllic and peaceful position in the heart of this sought-after village. Combining substantial living space, beautiful craftsmanship and a wonderful connection to the surrounding countryside, this is a home that offers both the convenience of village life and the feeling of being surrounded by nature. At the heart of the house is a generous open-plan living space, where a beautiful terracotta brick-tile floor and underfloor heating create a warm, characterful and inviting environment. The recently completed extension has transformed the property into a spacious modern family home, while a carefully considered palette of natural materials and traditional detailing retains a strong sense of warmth and character. The quality and attention to detail continue throughout the house. The flagstone-floored hallway with exposed brickwork and bespoke oak staircase and banister creates a particularly impressive entrance, while the kitchen combines oak worktops with solid-wood cupboard doors. The terracotta brick-tile flooring continues seamlessly into the utility room, which features bespoke cabinetry and a quartz stone worktop. Further bespoke joinery, exposed oak beams, oak window boards and oak door thresholds add warmth and character throughout. There are four excellent double bedrooms, including a particularly spacious dual-aspect master bedroom with ensuite, together with three further double bedrooms offering superb flexibility for family, guests, working from home or hobbies. The property also benefits from a second bathroom and a downstairs cloakroom. Outside is one of the property's greatest assets: a large, mature garden extending to approximately 0.21 acres, providing a wonderful private space for entertaining, relaxing and family life. The garden also enjoys direct access to the recreation ground and countryside walks, making it particularly attractive to those who value outdoor space and a rural lifestyle. A detached garage and parking for four cars provide excellent additional storage and practicality. Combining substantial living space, beautiful craftsmanship and a wonderful connection to the surrounding countryside, this is a home that offers both the convenience of village life and the feeling of being surrounded by nature. Entrance Hall 3.8m x 1.3m Open plan living and dining 9.7m x 6.5m Utility 4.2m x 3m Snug 4m x 3.3m WC 1.4m x 1m Master bedroom 6.5m x 5m Ensuite 2.5m x 2.6m Bedroom 2 4m x 3.5m Bedroom 3 3.5m x 3.5m Bedroom 4 4.5m x 3m Family bathroom 3m x 2.3m Outbuilding 5m x 3m Property Type: Semi-detached Full selling price: £660000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1657.642 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Gas Central Heating, Underfloor Heating Chain sale Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

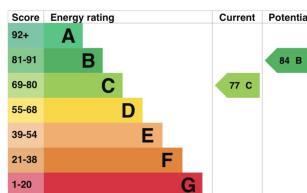
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<https://find-energy-certificate.service.gov.uk/energy-certificate/4419-1046-0002-0121-6702/print/true>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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