



Delightful Grade II listed 5 bedroom family home

Clench Green, Northiam, East Sussex TN31 6LJ

Freehold



Hall • 3 Reception Rooms • Kitchen/Breakfast Room • Utility Room • Cellar • 5 Bedrooms • Bathroom and Shower Room • Attractive Garden

Local information

Northiam has a good selection of local amenities, a primary school, tea rooms, a public house and the renowned Great Dixter house and gardens. More extensive shopping and leisure facilities can be found in Tenterden and the charming historical cinque port of Rye.

Mainline rail services: Battle, Robertsbridge or Headcorn stations have frequent services to London Charing Cross and Cannon Street. A high speed train service runs from Ashford to London St Pancras in about 37 minutes whilst regular services run to the Continent from Ashford International.

Education: There is an excellent selection of schools in the area in both the private and state sector, at all levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks.

About this property

Clench Green is a delightful Grade II listed 15th century property with later additions. Formerly two cottages, this enchanting home sits amidst pretty gardens whilst being well placed for the village amenities that Northiam has to offer. Planning has lapsed for the addition of a drive with gates and a garage. Planning permission has been submitted for an impressive extension together with internal alterations.

Points of note include:

- Exposed oak timbers and beams, oak floorboards and exposed brick flooring to the majority of rooms, some casement windows.
- Arranged over the ground floor are three reception rooms, two with attractive fireplaces (one with a Jotul wood burning stove), a study, farmhouse-style kitchen/breakfast room with various freestanding appliances and door to the garden. A utility room and shower room complete the ground floor.
- Separate staircases lead to the first floor where there are three bedrooms and a bathroom, refitted in 2018. A further staircase leads to the second floor where there are two additional attic bedrooms of generous proportions with vaulted ceilings and exposed beams.

Tenure

Freehold

Local Authority

Rother District Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills







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Approximate Area = 287.2 sq m / 3091 sq ft
Cellar = 14.4 sq m / 155 sq ft
Total = 301.6 sq m / 3246 sq ft
Including Limited Use Area (21.9 sq m / 236 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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