

Crockers End, Northiam, East Sussex





# Crockers End, Northiam, Rye, East Sussex

A fantastic conversion of former farm buildings to create a wonderful, high specification family house blending period character with modern day living. The property offers beautifully presented accommodation with stunning views over the surrounding rolling Sussex countryside.

Northiam 0.7 miles. Tenterden 7.8 miles. Rye 8.7 miles.  
Robertsbridge 10.4 miles (London Bridge from 73 minutes).  
Etchingham 10.5 miles (London Bridge from 71 minutes).  
Battle 11 miles (London Bridge from 76 minutes). A21 (Flimwell)  
11.4 miles. Ashford 20 miles (London St Pancras from 36  
minutes). M20(J9) 21 miles. Tunbridge Wells 22 miles.  
(All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Rother District Council, Tel. 01424 787878

**Council tax band:** t.b.a.





## The Property

Crockers End comprises a wonderful family house, formerly a collection of farm buildings, which have been newly built and converted to a very high specification creating a blend of character with the convenience of modern day living. Particular features include a fabulous open plan kitchen/dining/living room as well as a characterful family room with exposed beams. The two parts of the house are intelligently linked by a glazed gallery and the property provides flexible and beautifully presented accommodation.

The front door opens into a spacious and modern entrance hall with oak steps leading up to the double aspect family room with exposed timbers and an attractive brick fireplace with wood burner. A twisted oak staircase leads up to the first floor where two double aspect bedrooms and a family bathroom can be found.

Back on the ground floor, the entrance hall links to a long gallery/hallway with a door to the rear, w.c., secondary door to the front and a useful utility room with a door to the side. The gallery hallway then opens into the impressive triple aspect open plan kitchen/dining/living room which is a particular feature of the property. The fabulous bespoke kitchen provides an extensive range of fitted storage units with integrated appliances and a central island with hob. Sliding doors open out to the rear terrace which enjoys fabulous views over the surrounding countryside and creates the perfect entertaining space.

A magnificent 'floating' staircase gives access to the first floor landing with oak flooring and a large window with views to the front. The principal bedroom benefits from an en suite shower room, fitted wardrobes and large double aspect windows with sliding doors to a Juliet balcony making the most of the stunning views. There is a further bedroom on this floor, again with doors opening to a Juliet balcony, and fitted wardrobes. The beautifully appointed family bathroom has a modern, free-standing bath in front of a picture window overlooking the garden and surrounding countryside.





## Gardens and Grounds

The house is approached over a gravel driveway leading to the front of the house and providing extensive off-road parking. To the rear, there is a large paved terrace leading on to a flat, lawned garden enjoying fantastic views over the rolling Sussex countryside beyond.

## Services

Mains water and electricity.

Air source heat pump/electric underfloor heating. Private drainage (bio digester system) .







## Situation

Crockers End is situated at the end of a quiet no-through lane in a wonderful rural location and within an Area of Outstanding Natural Beauty. The nearby pretty village of Northiam has local shops and a post office serving day to day needs. Robertsbridge and Tenterden offer further amenities with a comprehensive range of shopping, commercial and leisure facilities available at the larger centres of Battle, Tunbridge Wells and Ashford. Rail services are available at Robertsbridge, Etchingham and Ashford stations.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

Leisure activities in the area include golf at Rye, Chart Hills (Biddenden), Dale Hill (Ticehurst), Sedlescombe and Tunbridge Wells; riding and walking in the surrounding countryside; sailing and water sports at Powdermill and Darwell Reservoirs and on the south coast. There are also numerous places of interest nearby including Great Dixter House and Gardens, Bodiam Castle and Rye.

## Directions (TN31 6PY)

From Tunbridge Wells, proceed south on the A21. At the Flimwell crossroads, turn left onto the A268 (signposted to Hawkhurst). Continue for approximately 8 miles passing through Hawkhurst, Sandhurst and Newenden (which becomes the A28 Station Road) and into Northiam. Shortly after passing Donsmead Drive on the left, turn right onto Dixter Lane. Continue for 0.3 of a mile round the right-hand bend and, as the bend ends, turn right onto Crockers Lane. The entrance driveway to the property will be found after 0.4 miles on the left-hand side.





**Approximate Gross Internal Floor Area  
320.3 sq m / 3448 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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