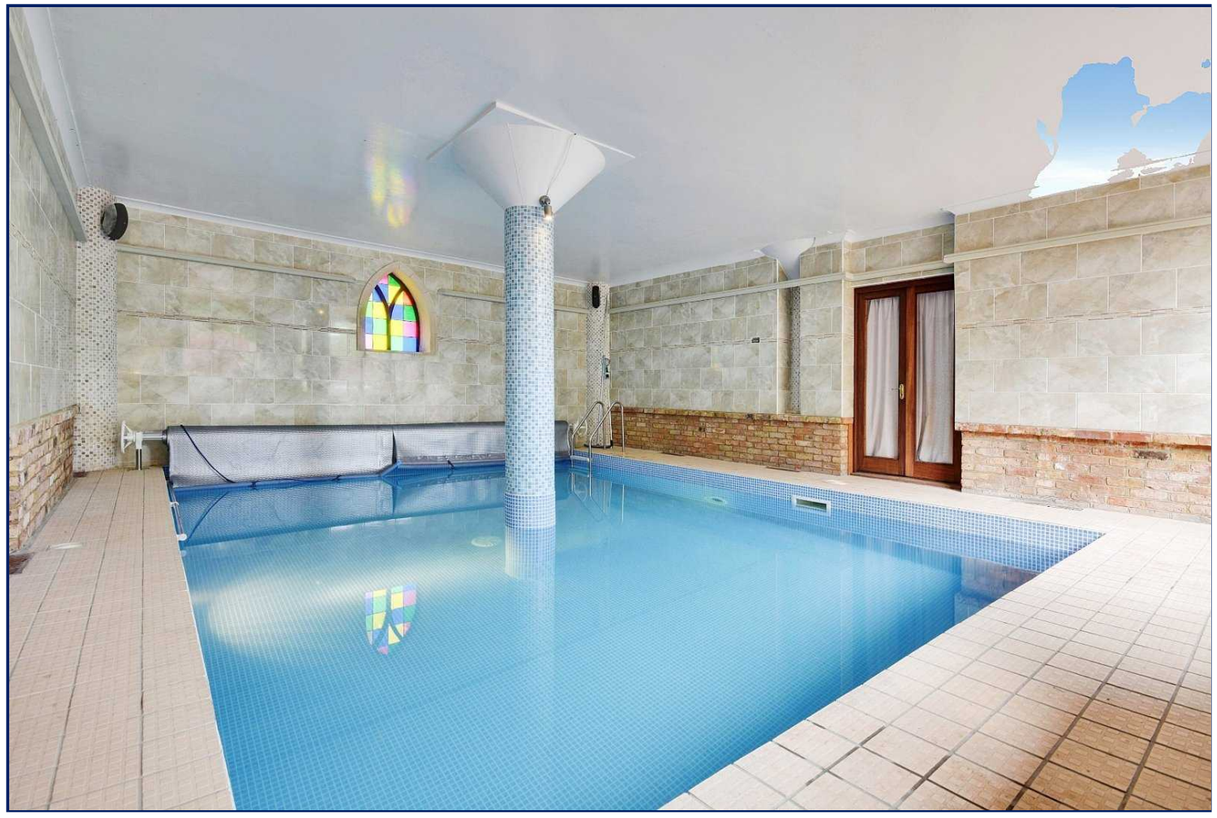
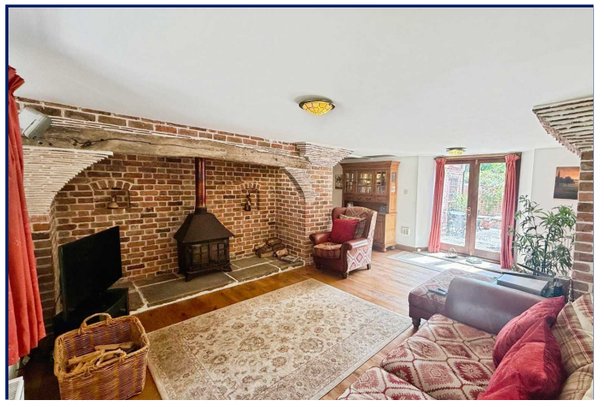


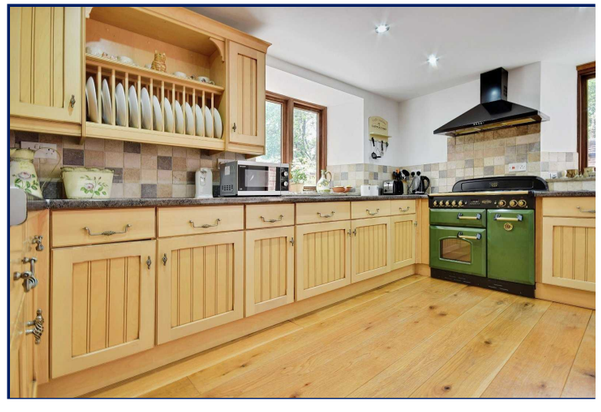


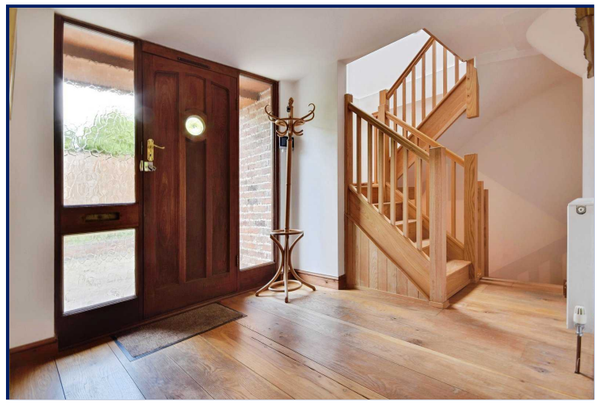












The Old Reservoir, High Park Close, Northiam, Rye, East Sussex, TN31

Asking Price: £995,000
Freehold

Reeds Rains

reedsrains.co.uk

The Old Reservoir, High Park Close, Northiam, Rye, East Sussex, TN31

Asking Price: £995,000 Freehold

Council Tax Band: E
EPC Rating: B

Description
This truly unique family home, formerly the village reservoir serving Northiam, has been imaginatively converted to create a striking and highly individual residence arranged around and above the original water tank. The property retains a wealth of character throughout, with thick concrete walls forming part of the internal structure and exposed brick pillars cleverly concealing the original support columns, resulting in a home of exceptional architectural interest.

The ground floor accommodation centres around a spacious open-plan living area, incorporating both dining and sitting spaces and enhanced by an impressive inglenook fireplace, creating a warm and inviting focal point. Further accommodation includes a study, a well-appointed kitchen/breakfast room, utility room and cloakroom, all thoughtfully arranged to suit modern family living.

To the first floor, the principal bedroom suite benefits from a dressing room and en-suite shower room, while three further bedrooms are served by a family bathroom. One of the bedrooms enjoys direct access onto a terrace leading to the elevated gardens, allowing for a seamless connection between the internal accommodation and outside space.

From the main living area, steps descend to the impressive indoor swimming pool complex, where doors open directly onto a substantial stone terrace, creating an ideal setting for entertaining and leisure. Further stairs lead to the pump room, changing facilities and shower room, while access is also provided to a versatile basement area currently suited for use as a cinema room, games room or gymnasium. A staircase from this level returns to the ground floor accommodation.

Externally, double gates open onto a gravel driveway which wraps around the property and leads to the garage. The surrounding gardens have been thoughtfully landscaped, with steps rising to a lawned area adjoining the roof terrace, while a gently sloping lawn and steps descend to the stone terrace and pool area, offering excellent spaces for outdoor entertaining and family enjoyment. The elevated roof terrace enjoys attractive far-reaching views across the surrounding countryside, including towards the renowned Great Dixter House & Gardens and the wider Weald landscape.

Location
Occupying a private position within a quiet cul-de-sac in the highly desirable village of Northiam, High Park Close offers an attractive setting surrounded by beautiful East Sussex countryside. The village provides an excellent range of everyday amenities together with a strong sense of community, whilst the historic towns of Rye and Tenterden are both within easy reach. The area is renowned for its scenic walks, charming country pubs and nearby attractions including Great Dixter House & Gardens, making it an ideal location for families, downsizers and those looking to enjoy village life in a well-connected rural setting.

Ground Floor

Entrance Hall

Study/Bedroom Five
9'3" x 8'11" (2.82m x 2.72m)

Shower Room W.C
6'3" x 4' (1.9m x 1.22m)

Kitchen/Breakfast Room
19'5" x 14' (5.92m x 4.27m)

Utility Room
8'8" x 7'8" (2.64m x 2.34m)

Dining Area
19'2" x 10'4" (5.84m x 3.15m)

Sitting Room
19'2" x 15'7" (5.84m x 4.75m)

Swimming Pool
28' x 21'5" (8.53m x 6.53m)

Lower Ground Floor

Cinema Room
33'4" x 28'1" (10.16m x 8.56m)

Gym
15' x 14' (4.57m x 4.27m)

Storage/Maintenance Room
9'1" x 8' (2.77m x 2.44m)

Changing Area
16'2" x 15'3" (4.93m x 4.65m)

Shower Room W.C
6'7" x 5'7" (2m x 1.7m)

Pump Room
11'2" x 4'10" (3.4m x 1.47m)

For full EPC please contact the branch.

Storage Room
8'10" x 7'10" (2.7m x 2.4m)

First Floor Landing
13' x 9' (3.96m x 2.74m)

Principle Bedroom
20'1" x 15'4" (6.12m x 4.67m)

Dressing Room
9' x 7 (2.74m x 7)

En-Suite Shower Room W.C
9' x 7' (2.74m x 2.13m)

Bedroom Two
20' x 11' (6.1m x 3.35m)

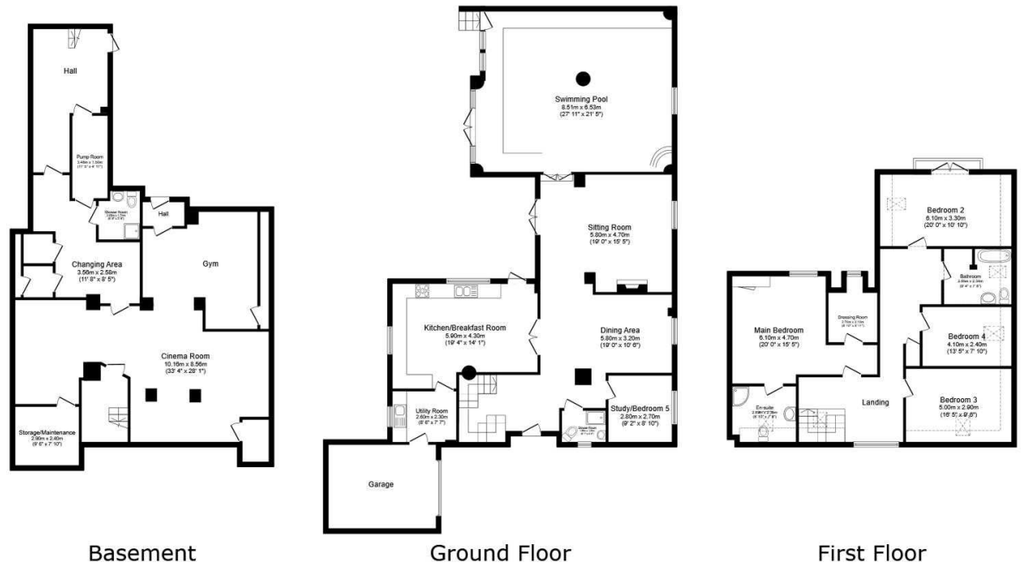
Rear Open Plan Landing

Bedroom Three
16'4" x 9'6" (4.98m x 2.9m)

Bedroom Four
13'5" x 7'10" (4.1m x 2.4m)

Family Bathroom W.C
10'7" x 7' (3.23m x 2.13m)

Double Garage
15'7" x 17'9" (4.75m x 5.4m



Total floor area: 271.78 sq.m. (2,924 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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