

THE MODERN HOUSE



*East Sussex
Sold*

Northiam

Designed by the renowned architect Sir Edward Maufe, this is a rare example of a small country house built in the 1930s. Located in a wonderful parkland setting extending to approximately 3.5 acres (subject to measurement), the gardens and house have been recently restored by the current owners in keeping with the original Maufe designs. An additional building, designed by the architect Lawrence Wiggins to echo the original Maufe structure, has been added as well as a glazed atrium linking the two.

The main house is arranged with an entrance hall on the ground floor, off which is a kitchen, an open plan living and dining room, and snug. The main rooms overlook the extensive and picturesque gardens and flood with natural light.

On the first floor is a large master bedroom with en suite bathroom and a small balcony with views across the grounds and countryside beyond. There are two further bedrooms on this floor one with an en-suite shower room, as well as a family bathroom.

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The atrium, designed and built by Apropos, provides a bright and broad space with fine vistas. The newer, Wiggins-designed building provides a sizable garage, entrance area, utility room and shower room on the ground floor and a living room, kitchen, bedroom and bathroom on the first floor. A balcony runs the width of the building at the rear. The shower room can be used as a changing facility for the swimming pool.

A generous terrace, with steps leading down to the classic kidney-shaped pool, has been designed with a sculptural form inspired by the iconic penguin pool by Berthold Lubetkin (designed in the same year as the Maufe house).

The gardens, which are one of the property's most impressive and appealing aspects, combine open grassy expanses with attractive features including spectacular displays of specimen azaleas and rhododendron, a small woodland, orchard and a natural pond with fish. There is also a kitchen garden and tennis court. The more formal gardens incorporate topiaried shrubs and elliptical lawns.

At the front of the building is a private driveway where numerous vehicles can be parked.

Northiam is a thriving and popular East Sussex village which benefits from a Jempson's convenience store, café, bakery, doctors' surgery. There is a primary school in the village as well as a highly-regarded school for children with Specific Learning Difficulties. It is on the Sussex Border Path, a 138-mile footpath leading to nearby Rye.

Northiam is also notable for being the home of Great Dixter, one of the country's most distinguished houses and gardens. The Grade I listed estate was adapted by Edwin Lutyens from a 15th century house with the celebrated gardens brought to prominence by Christopher Lloyd.

The attractive coastal town of Rye is approximately eight miles away by car and Hastings and Tenterden are also easily accessible. The beaches at Winchelsea and Pett and are also a short drive away. Robertsbridge railway station runs regular services to London (Charing Cross and Cannon Street). Rye also has a train station which offers services to Ashford International with links to the continent.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.