



**Moloney**  
COUNTRY PROPERTY



1 HIGH MEADOW NORTHIAM

# 1 HIGH MEADOW, NORTHIAM, EAST SUSSEX. TN31 6GA

A WELL PRESENTED, FOUR BED, DETACHED MODERN HOUSE, CONVENIENTLY LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA OF THE VILLAGE, ACCOMMODATION INCLUDES A FITTED KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, SITTING ROOM WITH FRENCH DOORS TO THE REAR TERRACE, DINING ROOM & STUDY. FOUR BEDROOMS, ONE EN-SUITE, ALL WITH FITTED WARDROBES & FAMILY BATHROOM. OUTSIDE THE PROPERTY ENJOYS A LARGE SOUTH FACING REAR GARDEN WHICH IS LAID TO LAWN WITH PAVED & DECKED TERRACES, ALONG WITH A DETACHED DOUBLE GARAGE AND AMPLE OFF ROAD PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM. LANDING, BEDROOM WITH EN-SUITE SHOWER ROOM 3 FURTHER BEDROOMS, BATHROOM. DETACHED DOUBLE GARAGE, OFF ROAD PARKING, FRONT GARDEN, GOOD SIZED REAR GARDEN. GAS CENTRAL HEATING.



Path with part glazed door to:

**ENTRANCE HALL:** Stairs to the first floor, under stairs storage cupboard. Coved ceiling.

**CLOAKROOM:** Obscure double glazed window to the front. Fitted with white suite comprising WC & pedestal hand basin with tiled splashback. Tiled floor.

**SITTING ROOM:** Doors leading out to the rear paved terrace, window enjoying views over the rear garden. Feature fire surround inset with this coal effect gas fire on granite hearth. Coved ceiling. TV point. Double doors to:

**DINING ROOM:** Window enjoying views over the rear garden. Coved ceiling. Door back to the hall.

**KITCHEN/BREAKFAST ROOM:** Two double glazed windows to the front. Fitted with comprehensive range of light wood effect base and wall units with roll edge laminate worktop over, inset with 1 ½ bowl, single drainer composite sink unit. Plumbing for dishwasher. Gas hob with concealed extractor/light over, Baumatic double oven in housing with cupboards above and below. Integrated Bosch fridge. Inset ceiling lights. Tiled splashbacks, tiled floor. Space for table. Opening to:

**UTILITY ROOM:** UPVC part glazed stable door leading out to the rear paved

**GUIDE PRICE £650,000**



terrace, window alongside. Fitted with matching base unit & worktop, inset with single bowl, single drainer, stainless steel sink unit. Plumbing for washing machine. Ideal gas fired boiler. Tiled splashbacks, matching tiled floor. Space for further appliances. Inset ceiling lights. Extractor. Loft hatch.

**STUDY:** UPVC double glazed window to the front. Three light spot track.

Stairs to:

**FIRST FLOOR LANDING:** Matching door to all rooms. Loft hatch with fixed ladder (loft lighting).

**BEDROOM ONE:** Double glazed window enjoying views over the garden to the rear. Coved ceiling. Wall to wall range of wardrobe cupboards with central dressing table, fitted with hanging rails and shelves. Door to:

**EN-SUITE SHOWER ROOM:** Small high level obscured glazed window to side. Fitted with contemporary white suite comprising WC, hand basin set into double doored, white high gloss storage unit and corner shower cubicle with glass screen & Aqualisa shower. Part tiled walls, tiled floor. Light/shaver point, extractor.

**BEDROOM TWO:** Double glazed window to the rear. Double doored wardrobe cupboard.

**BEDROOM THREE:** Double glazed window to the front. Double doored wardrobe cupboard.

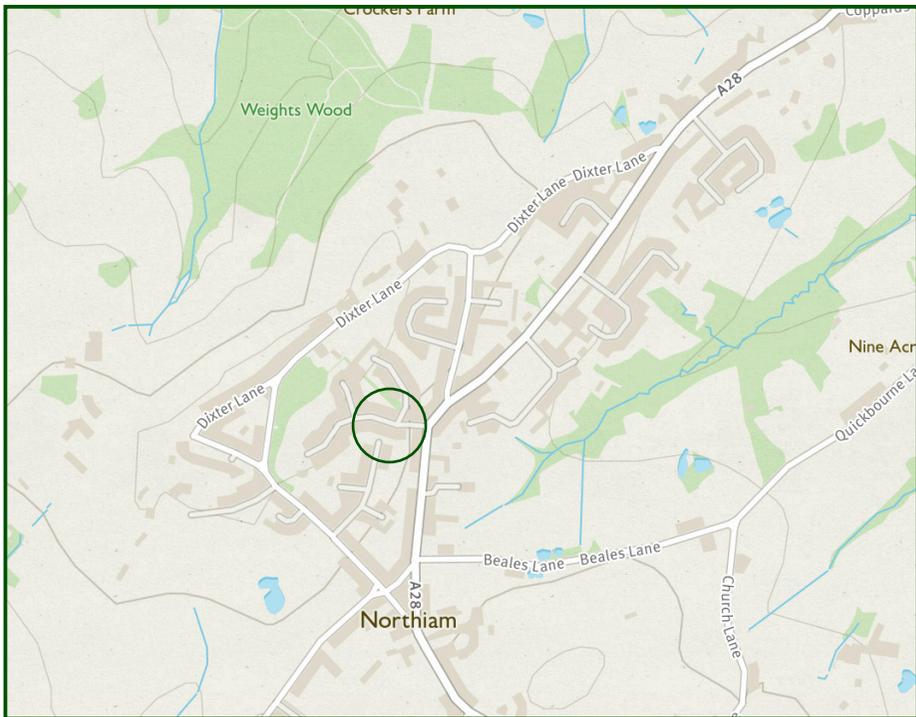
**BATHROOM:** Obscure double glazed window to the front. Fitted with neutral suite comprising WC, pedestal hand basin & panelled bath with telephone shower over, bi-folding glass screen to side. Part tiled walls, tiled floor. Airing cupboard with slatted shelves. Extractor.

**BEDROOM FOUR:** Double glazed window to the front. Single wardrobe cupboard. Wood effect laminate floor.

**OUTSIDE:** The property is approached from the road over a driveway providing parking and giving access to the detached double garage with remote controlled twin up and over doors to the front & personnel door to the side, light and power connected.

Cont.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

The front garden is laid to lawn with manicured hedged boundaries and paved pathway leading to the front door. A gated pathway to the side leads round to the large, south facing rear garden with paved patio for alfresco dining with a further raised decked terrace. The garden is mainly laid to lawn with central planted beds & borders, enclosed with hedged and fenced boundaries. There is an attached garden store at the rear of the garage.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 169m<sup>2</sup> (1,819 ft<sup>2</sup>) Approx.

**EPC RATING:** 'TBC'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling north on the A28 through Northiam, continue through the centre of the village, taking the left turn into High Meadow, No 1 will found on the left.

**What3Words (Location):** /// blackouts.shifts.dividers

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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**MOLONEYCOUNTRYPROPERTY.COM**

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

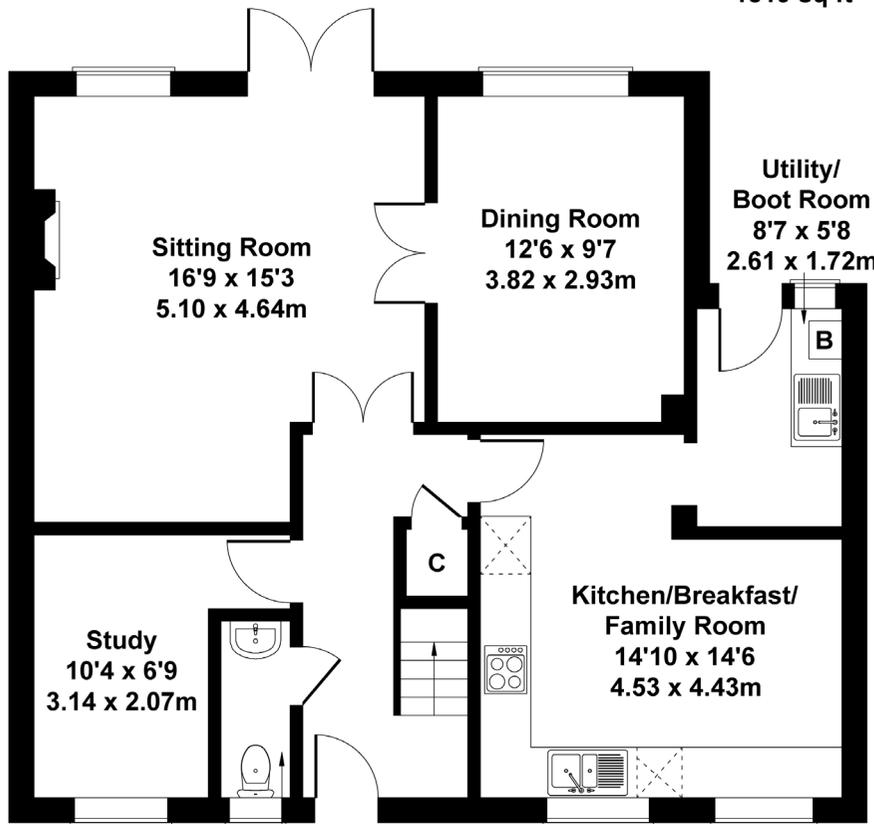
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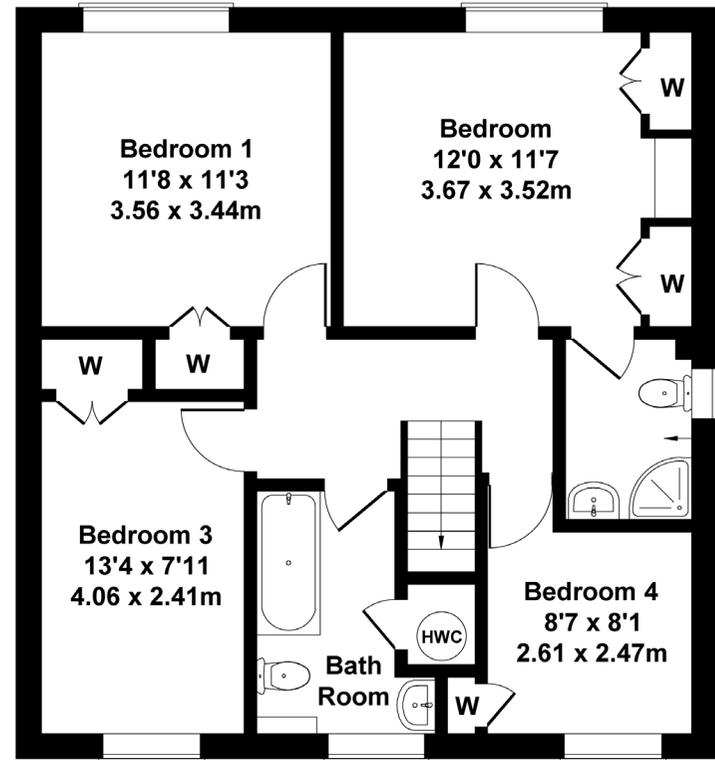
# 1 High Meadow

Approximate Gross Internal Area  
1819 sq ft - 169 sq m

En-suite  
7'1 x 5'10  
2.16 x 1.77 m



WC  
6'11 x 2'8  
2.11 x 0.82m  
**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale.  
For Illustrative Purposes Only.



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