

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**  
**£650,000**  
**Freehold**

4x  2x  2x 

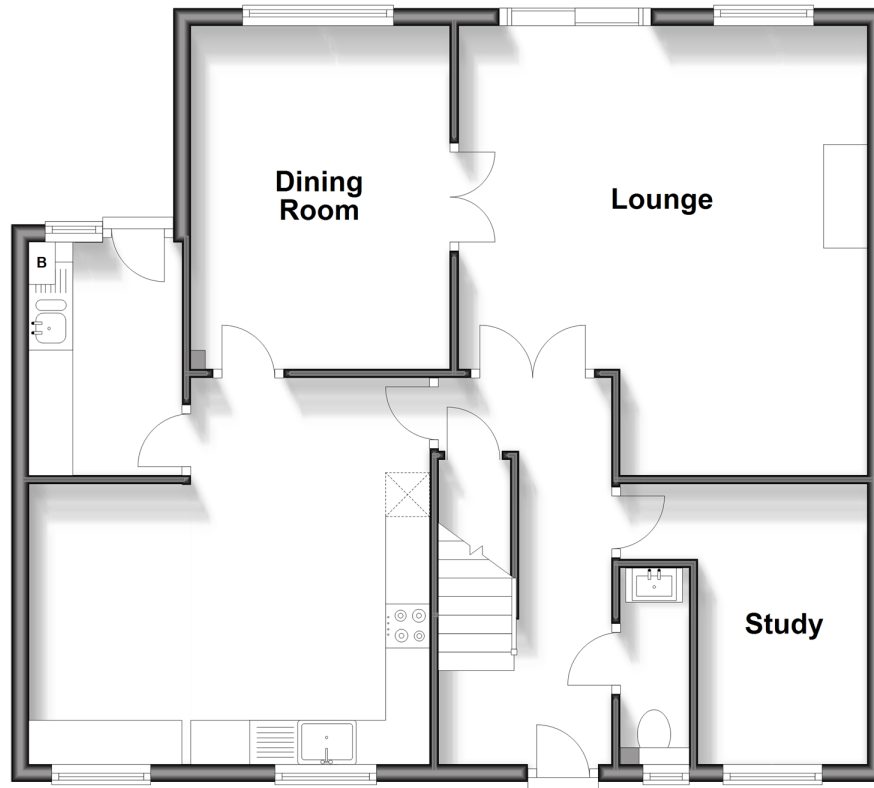
High Meadow, Northiam, Rye, East Sussex,  
TN31

*Wards*  
Helping you move forwards



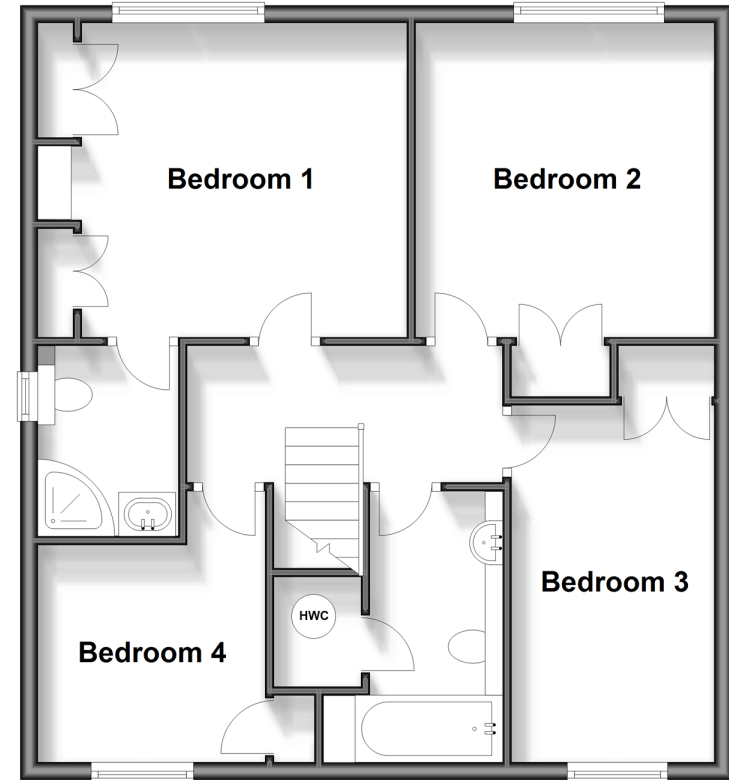
## Ground Floor

Approx. 75.4 sq. metres (811.7 sq. feet)



## First Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



## Accommodation

### Entrance Hall

Lounge: 16'8 x 15'4 (5.08m x 4.68m)

Dining Room: 12'10 x 9'10 (3.91m x 3.00m)

### Study

Kitchen/Breakfast Room: 14'7 x 14'4 (4.45m x 4.37m)

Utility: 9'1 x 5'9 (2.77m x 1.75m)

## FIRST FLOOR

### Landing

Bedroom 1: 13'10 x 11'8 (4.22m x 3.56m)

En-suite Shower Room: 7'1 x 5'4 (2.16m x 1.63m)

Bedroom 2: 8'5 x 8'0 (2.57m x 2.44m)

Bedroom 3: 12'2 x 11'5 (3.71m x 3.48m)

Bedroom 4: 13'3 x 7'10 (4.04m x 2.39m)

Bathroom: 9'11 x 6'5 (3.02m x 1.96m)

## OUTSIDE

Front and Rear Gardens

Double Garage and Driveway



## Main features

- Spacious kitchen/breakfast room with additional dining room
- Bedroom 1 comes complete with en-suite shower room
- Generous well maintained rear garden
- Detached double garage and driveway
- Highly desirable village location



### Nearest Schools

Primary Schools: Northiam C of E Primary 0.5 miles, Beckley C of E Primary 1.8 miles, Sandhurst Primary 2.4 miles  
Secondary Schools: Frewen College 0.8 miles, Benenden School 5.5 miles, Rye College 6.4 miles



### Transport Information

Train Stations: Appledore 9.6 miles, Headcorn 11. miles, Ham Street 12. miles



### Address

High Meadow, Northiam, Rye, East Sussex, TN31



### Directions

For directions to this property please contact us.





Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



14007921/20241014/CD/AQ