

**RUSH  
WITT &  
WILSON**



**15 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.  
£499,950 OIEO**



**A beautifully presented four bedroom detached family home situated within a quiet residential area of Northiam Village, newly constructed in 2016 with remaining NHBC. This delightful home offers spacious, well balanced and low maintenance living accommodation arranged over two floors comprising a main living room, separate dining room or optional playroom, 20' fitted kitchen / breakfast room with French doors to the rear gardens, useful utility and cloakroom. To the first floor are four principle bedrooms including an optional study or office, main family bathroom with additional en-suite shower facilities to the master bedroom. Outside offers a private enclosed rear garden, laid to lawn with a paved seating area. To the front offers off road parking and spacious single garage. The property offers immediate access to a network of excellent walking routes, popular Village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.**



**Front Door**

Composite front door with obscure viewing pane leading through to:

**Entrance Hallway**

Wood effect flooring, radiator, stairs rising to the first floor, doors off to the following:

**Reception Two**

10'9 x 9'8 (3.28m x 2.95m )  
UPVC window to the front, radiator, TV point.

**Sitting Room**

13'3 x 10'8 (4.04m x 3.25m )  
UPVC window to the front, radiator below, feature wall with painted timber wall panelling, TV point.

**Kitchen/Dining Room**

20'3 x 9'6 (6.17m x 2.90m )  
This is across the full width of the property to the rear with wood effect flooring, UPVC window and French doors to the rear aspect, space for dining table and chairs to one end, radiator. To the kitchen end there is a variety of matching base and wall units with contemporary doors and beneath laminated counter tops, inset one and a half stainless bowl with drainer and tap, inset four ring gas burner with Electrolux oven and grill below, stainless steel splashback with extractor canopy and light, integrated fridge/freezer and dishwasher, internal door leading through to:

**Utility**

6'2 x 5'2 (1.88m x 1.57m )  
Continuation of the wood effect flooring, part glazed external door to the rear, radiator, internal door to wc wall units housing the Logic combination gas boiler, consumer unit, base unit with space for tumble dryer and washing machine below.

**Cloakroom/WC**

Obscure UPVC window to side, wood effect flooring, push flush wc, pedestal wash hand basin.

**First Floor**

UPVC window to the side and painted balustrade, access panel to loft, storage cupboard.

**Bathroom**

8'1 x 6'5 (2.46m x 1.96m )  
UPVC obscure window to rear, stone effect vinyl flooring, ceiling light extractor fan, radiator, pedestal wash basin, push flush wc, shower bath suite with shower screen and mixer.

**Master Bedroom**

11'7 x 11'4 (3.53m x 3.45m )  
UPVC window to the rear with radiator, internal door through to:

**En-Suite Shower Room**

5'5 x 3'8 (1.65m x 1.12m )  
Obscure UPVC window to the rear, stone effect vinyl flooring, radiator, pedestal wash hand basin, push flush wc, shower cubicle via bi-folding door.

**Bedroom Two**

11'5 x 8'5 (3.48m x 2.57m )  
UPVC window to the front with radiator.

**Bedroom Three**

9'8 x 9'3 (2.95m x 2.82m)  
UPVC window to front, radiator.

**Bedroom Four/Study**

8'2 x 7'4 (2.49m x 2.24m )  
UPVC window to front, radiator.

**OUTSIDE**

**Front Garden**

Block paved driveway to front elevations which provides off road parking for two vehicles, driveway extends to an attached single garage. The front garden is laid to lawn with established beach hedgerow, pathway leading to a covered entrance, decorative aggregate border, external lighting.

**Rear Garden**

Privately enclosed rear garden which is laid to lawn with full width paved terrace enclosed by high level close-board fencing, high level gate leading to the driveway and the garage.

**Garage**

Manual up and over door.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - E













Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	93		
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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