

**RUSH  
WITT &  
WILSON**



**18 High Meadow, Northiam, East Sussex, TN31 6GA.  
£750,000 Freehold**

**A beautifully presented and incredibly spacious four bedroom detached family home occupying a quiet and highly desirable residential position of Northiam Village enjoying established and mature gardens to 0.27 acre (TBV). Accommodation comprises a well-lit entrance hallway, cloakroom/wc, ground floor study or office, generous main living room with internal bi-folding doors to an impressive conservatory with underfloor heating, fitted blinds and doors to the rear garden, bright fitted kitchen/breakfast room, separate dining room with doors to the rear terrace, useful utility room and additional boot room. To the first floor are four bedrooms consisting of a spacious master with fitted wardrobes and stylish en-suite shower room, two further double bedrooms, single bedroom and a well appointed main bathroom suite. Externally the property enjoys a private and well tended rear garden with full width paved terrace and covered seating area, steps lead to a raised are of lawn hosting a variety of established borders and specimen trees with further seating area to one end. To the front offers ample off road parking and detached double garage. The property located within close proximity to the well renowned Great Dixter House and gardens and offers an abundance of excellent walking routes. Northiam Village itself benefits from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and hardware store. Further High Street Shopping is available and Tenterden and Rye just a short drive away.**



## Covered Entrance

Upvc part glazed external front door with decorative leaded light viewing panes with leads into:-

## Inner Hallway

Inset coir matting, radiator, staircase with timber balustrade and handrail extending to first floor, alarm panel.

## Cloakroom/WC

Obscured upvc window to front, wood effect laminate flooring, push flush wc, heated towel radiator, fitted vanity with cupboards below, countertop basin and decorative mosaic tiled splashback, wall mounted mirror and light.

## Study

10'4 x 6'6 ext to 9'9 (3.15m x 1.98m ext to 2.97m )

Upvc window to the front aspect, radiator, understairs storage cupboard with light.

## Sitting Room

16'7 x 15'1 (5.05m x 4.60m )

Upvc window to side, coal effect gas fire with polished stone hearth and surround, internal double glazed bi-folding doors with integrated blinds leading into an adjoining conservatory, double radiator, window looking into the conservatory, blinds.

## Conservatory

16'6 x 12'4 (5.03m x 3.76m )

Windows to rear, triple aspect room with vaulted ceiling, glazed roof, high level openers and electrically operated blinds, wood effect Karndean flooring with underfloor heating system, upvc glazed door to the side, French doors leading onto the rear terrace, high level openers.

## Kitchen/Breakfast Room

14'9 x 14'4 (4.50m x 4.37m )

Two upvc windows to the front elevation, ceiling lights, ceiling fans, Amtico flooring, internal door leading to dining room and further internal door leading into the utility room, space for breakfast table and chairs, radiator. Fitted kitchen with base and walls units with traditional shaker style doors sitting beneath marbled polished countertops with matching upstands, one a half bowl Franke composite basin with swan neck tap, further Quooker boiling hot tap, coloured glass splashback, full height pull out larder unit, integrated fridge/freezer, integrated Hotpoint dishwasher, integrated four ring Neff induction hob with fitted extractor canopy and light above, further two ring Neff gas burner, integrated half height Panasonic combination oven and microwave and further Neff oven below, soft closing cutlery and pan drawers.

## Utility Room

9'2 x 5'7 (2.79m x 1.70m )

Upvc door and window leading into a rear boot room, Amtico flooring, wall mounted Worcester and gas boiler, base unit with cupboards below with shaker style doors, marble effect laminate countertop with single stainless bowl drainer tap, space for American style fridge/freezer, further wall units, space and plumbing for washing machine and tumble dryer, consumer unit, heated towel rail.

## Boot Room

7'7 x 6'4 (2.31m x 1.93m)

Upvc windows to side and to rear, external part glazed upvc door leading to the covered side terrace providing access to the garden and garage, tap.

## Dining Room

12'6 x 7' (3.81m x 2.13m )

Internal double doors leading into the sitting room, space for dining table and chairs, radiator, full height glazed French doors leading onto the rear terrace.

## First Floor

### Landing

Access panel to loft, radiator.

### Bathroom

9'7 x 6'7 (2.92m x 2.01m )

Upvc window to the front, ceramic tiled flooring with underfloor heating, bath with concealed mixers, rinser attachment, shower screen, push flush wc, vanity with cupboards, pull out drawers, ceramic basin, floor to ceiling wall tiling, radiator, linen cupboard with slatted shelving, wall mounted Dimplex bar heater, extractor fan.

### Bedroom Three

13'4 x 7'9 (4.06m x 2.36m )

Upvc window to the front, radiator, built-in double wardrobe with hanging rail and shelf above .

### Bedroom Two

11'7 x 11'3 (3.53m x 3.43m )

Upvc window to the rear aspect, built-in double wardrobe with hanging rail and shelving above, radiator.

### Bedroom Four

9'8 x 8'3 (2.95m x 2.51m )

Upvc double glazed window to front with far reaching views towards Northiam Church , radiator, built-in single wardrobe.

### Master Bedroom

12' x 11'7 (3.66m x 3.53m )

Upvc window to the rear aspect, radiator, full length fitted wardrobes with hanging rails and shelving over, ceiling fan, internal door to:

### En-Suite Shower Room

7' x 5'2 (2.13m x 1.57m )

Upvc window to side, ceramic tiled flooring with underfloor heating, combination vanity unit comprising push flush wc, basin with cupboards below, wall mounted mirrored display cabinet, extractor, large double walk-in shower enclosure with shower screen, concealed mixer with rinser attachment, large rainfall head, floor to ceiling wall tiling, chrome heated towel radiator, Dimplex bar heater.

## Outside

### Front Garden

Part tarmac and block paved driveway to the front, shared area of lawn, providing extensive off road parking which leads to a detached double garage, high level gate giving access to the rear and shingle front garden with planted hedgerow, covered entrance.

### Rear Garden

Full width paved terrace running the width of the property to the rear, covered pergola providing a covered seating area, greenhouse, full width terrace provides a choice of private seating areas, brick retaining wall with steps leading to a raised area of lawn, variety of specimen flowering shrubs, large garden shed, central

island border hosting a number of specimen heathers, hebes, flower shrubs, dwarf conifers, Cypress trees, fishpond which is pump fed, area of lawn to one end all enclosed my mature and established borders, high level close board fencing, mature trees.

### Detached Double Garage

17'4 x 17'4 (5.28m x 5.28m )

Electrically operated sectional door to the front, part boarded eaves space above, power and light.

### Services

Mains drainage and mains gas central heating system.

### Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





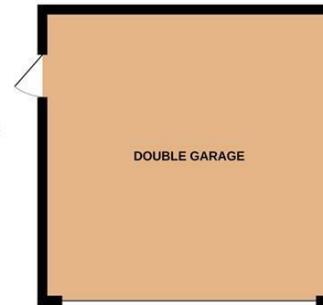
GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.8 sq.m.) approx.



DETACHED GARAGE  
239 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1985 sq.ft. (184.4 sq.m.) approx.

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.

Made with Metropix ©2026



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(49-60) <b>C</b>		(49-60) <b>C</b>	
(35-48) <b>D</b>		(35-48) <b>D</b>	
(29-34) <b>E</b>		(29-34) <b>E</b>	
(21-28) <b>F</b>		(21-28) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	76		79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**