**About the Area**

**General:**
Northiam is located on the edge of the Sussex Weald and much of the local countryside is designated as areas of outstanding natural beauty. Northiam itself is a historic medium-sized village with a population of just over 2000, located on the Kent/ Sussex borders. It retains a number of shops, refreshment outlets and services including doctor’s and dentist’s surgeries. Visitor attractions include outstanding gardens at Great Dixter, and the Kent & East Sussex Steam Railway, and Bodiam Castle is close by. Our own listed gardens at Frewen/ Brickwall are periodically opened to the public as are a number of other local gardens. Three historic small towns are located nearby, Rye (8miles), Battle (10m) and Tenterden (8m), with excellent shopping available within easy driving range at the larger conurbations of Hastings/ St Leonards/ Bexhill (13m); Ashford (20m) and Tonbridge/ Tunbridge Wells (23m).

**Schools:**
A number of good Prep Schools are available within a 10 mile radius of Northiam and we enjoy good relationships with many of them. Nearby senior independent schools include Battle Abbey (7m), Claremont at Bodiam (4m) and Bethany School at Goudhurst (12m). In the maintained sector, almost all the local villages including Northiam retain their Primary Schools and there is a wide range of Secondary Schools, Academies and Comprehensives in the towns mentioned above. Homewood at Tenterden and Claverham Community College at Battle have particularly good reputations.

**Housing:**
A very wide range of houses is available to buy or rent in Northiam and the neighbouring villages, from ‘affordable’ modern developments to exclusive country residences. Being 10 miles from the nearest station for London commuter traffic, house prices are slightly more reasonable than in much of the South East: the current average for three bedroom detached houses is around £340k.

**Transport links:**
The main Hastings – Ashford A28 runs past the school and London is about an hour away via the A21/ M25. The nearest mainline railway stations are at Robertsbridge near Battle (8m), and Ashford International for London and Eurostar services. Gatwick Airport and the Channel Tunnel are each about an hour’s drive.

**Crime:**
Crime rates throughout rural East Sussex are very low, and details can be found on the www.police.uk website.

**Recreation:**
**Sport:** although Northiam itself has few facilities extensive and varied facilities are available locally including a number of golf courses, the full range of water sports, and several riding stables. All major team sports have local youth and adult teams, some playing in our own grounds.
**Culture:** all the towns mentioned above offer a range of theatrical and musical options and the Jerwood Gallery in Hastings and the De la Warr Pavilion in Bexhill have frequent highly regarded art exhibitions. London, Brighton and Canterbury are sufficiently close for school or family trips.
**Food:** being located between the ‘Garden of England’ and the coast, superb local fresh food abounds. There are many excellent restaurants and rural pubs, with an emphasis on local sourcing.