

PHILLIPS & STUBBS

DOUCEGROVE FARM
NORTHAM, NEAR RYE, EAST SUSSEX



DOUCEGROVE FARM

Doucegrove Lane, Northiam, Near Rye,
East Sussex TN31 6JQ

A beautiful Grade II Listed fifteenth century country residence affording versatile accommodation set off a private lane surrounded by farmland in an idyllic rural setting with outbuildings and an indoor heated swimming pool, encircled by grounds of about 17 acres including delightful landscaped gardens, orchard, ancient woodland, natural ponds and fields.

Entrance hall ■ Open plan drawing room and dining room with inglenook fireplace ■ Sitting room with vaulted ceiling ■ Study/library
Kitchen/breakfast room ■ Utility room ■ Rear lobby ■ Cloakroom

Principal bedroom suite
Three further double bedrooms with en-suites facilities

Triple garage ■ Indoor heated swimming pool ■ Sauna and pump room

Detached barn ■ Various garden stores ■ Greenhouses
Productive kitchen garden

Gardens and Grounds of approaching 17 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Doucegrove Farm is in an idyllic location in its own grounds 2 miles to the south of the village of Northiam with church, local shops, doctor's surgery, primary school and Great Dixter house and gardens. Further shopping facilities are available in Peasmarsch (5 miles), where there is an independent supermarket, Battle (9 miles) with an Abbey, Tenterden (10 miles) and the Ancient Town and Cinque Port of Rye (9 miles) from where there are services to Ashford International with high-speed connections to London St Pancras in about 37 minutes. Direct commuter rail services to London Cannon Street can be found at Staplehurst (19 miles) taking approximately one hour, or from Robertsbridge (9 miles) to London Charing Cross taking approximately 1hr, 25 minutes.

A beautifully presented detached Grade II Listed residence dating from the late 15th century, sympathetically extended over the years to provide generous and versatile accommodation with fine features including antique brick and tiled floors, oak floorboards, inglenook fireplaces and chamfered oak beams. Presenting external elevations of rectangular timber framed panels with curved struts and plaster infilling partly underbuilt with mellow brick and tile hanging to the upper storey set with oak framed leaded light windows under a pitched thatched and peg tiled king post roof.

A solid oak door opens to the entrance hall with old brick flooring, stop-chamfered ceiling beams and a turned oak staircase. The spacious, open plan, double aspect drawing room and dining room has a glazed door leading to the terrace and gardens, a 10' wide inglenook fireplace with a chamfered oak lintel, oak flooring and impressive timbers including an embattled moulded wall beam. The double aspect study/library has an attractive stone fireplace with a multi fuel stove and a range of fitted bookshelves.

The triple aspect sitting room has a vaulted ceiling, exposed timber framing, two sets of French doors opening to the terrace and marble floors with under-floor heating.

The farmhouse kitchen/breakfast room, which has limestone flooring, an Aga and French doors to the terrace, is fitted with an extensive range of base and wall cabinets with granite work-tops, undermounted sink and integral appliances including a stainless-steel micro wave oven, American style fridge/freezer, coffee machine and plumbing for a dishwasher. The rear lobby, cloakroom and utility room are all laid with quarry tiled flooring and the utility room offers generous storage and space for a washing machine and tumble drier within matching wall cupboards.





The bedrooms are situated over two floors with the spacious principal bedroom having an en-suite bathroom and adjacent dressing room/nursery on the first floor; together with a guest bedroom with an en-suite bath/shower room and attractive brick fireplace. On the second floor; there are two further double bedrooms with en-suite facilities. One has a spectacular vaulted ceiling with a king post, curved braces and en-suite bath with separate w.c. and the other benefits from an en-suite cloakroom.

Doucegrove Farm is approached off a quiet, private no-through lane via electric gates with an intercom opening to a generous parking area with a cloud hedge and access to a three-bay thatched garage. The landscaped gardens, synonymous with the larger country house, are a particular feature being divided into "rooms" to create a secluded, tranquil setting with sweeping lawns punctuated by burgeoning borders, mature shrubs, mixed flower beds and massive Mediterranean pines, Tulip tree, Oaks and Catalpa. A wide flagstone terrace runs across the rear of the house with a retractable sun shade and steps down to a pond and a sunken rose garden with brick pathways flanked with clipped hedge. There are further natural and ornamental ponds, a pretty summer-house with lovely garden views, an enchanting woodland area, a productive kitchen garden with three green houses, several garden stores and an orchard with a range of cherry and apple trees. A pathway from the house leads to an indoor heated swimming pool set within a detached barn style pool house with glass walls and sliding doors to each end.

An adjacent weatherboard clad outbuilding houses the sauna, a shower cubicle and pump house. From the private lane, a secondary vehicular access leads to a modern barn comprising a work-shop and three bays with further parking. Beyond is a large field of about 10 acres, also accessed from the garden, with separate road access and a blue bell wood of about 5 acres with a summerhouse.





Tenure: Freehold.

Services: Oil central heating, Part electric underfloor heating, Mains electricity and water, Private drainage.

Predicted mobile phone coverage: 4G on EE, Vodafone, Three and O2.

Broadband speed: Ultrafast download speed 1000 Mbps available. Source Ofcom

Flood risk summary: Low risk. Source GOV.UK.

Local Authority: Rother District Council. Tax Band G

Viewing:

Strictly by appointment with Phillips and Stubbs

Directions:

Approaching Northiam from the direction of Hawkhurst and Newenden, proceed through the village along Main Street passing the playing fields on your left and continue on the A28 for about 2.3 miles. Turn left into Rocks Hill, signposted Catholic Church and proceed for 0.1 miles. Bear left into Doucegrove Lane and continue along the lane and over the speed hump. Doucegrove Farm will then be found after a short distance on the right-hand side.

Important Notice

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 = Reduced headroom

Doucegrove Farm

Approximate Gross Internal Area = 329 sq m / 3542 sq ft
Approximate Garages Internal Area = 118 sq m / 1272 sq ft
Approximate Outbuildings Internal Area = 125 sq m / 1346 sq ft
Approximate Total Internal Area = 572 sq m / 6160 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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