

PHILLIPS & STUBBS

PARTRIDGE

IDEN, NEAR RYE, EAST SUSSEX



PARTRIDGE

Iden, Near Rye, East Sussex, TN31 7PT

A fine example of a beautifully restored detached Grade II Listed period house of sixteenth century origin set within secluded gardens of approaching ½ acre in an enviable centre of village location.

Sitting room ■ Dining room ■ Garden room ■ Kitchen/breakfast room
Cloakroom ■ Study/living area

Main bedroom with en suite bathroom and study area
Three further bedrooms ■ Shower room

Detached double garage ■ Off road parking ■ Large secluded garden

Planning consent for an extension

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.



The property is located in the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has an extensive range of shopping facilities, a leisure centre, lawn tennis club and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are held annually and there is a two-screen cinema, arts centre and café. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

A fine example of its type, Partridge is a lovingly restored detached Grade II Listed period property of oak timber framed construction with limewashed daub infill panels set with mullion glazed and leaded light windows beneath a recently renewed thatched roof. The accommodation, which has much exposed timber framing and beautiful herringbone pattern parquet flooring, is arranged over three levels, as shown on the floor plan. Planning and Listed building consent has been obtained for a large 2-storey contemporary building extension finished with oak rain screen cladding, a lead roof and staggered bays separated by wooden core rolls. Planning ref: RR/2019/2841/L.

A studded oak front door opens into the well proportioned sitting room with a massive inglenook fireplace with a fitted wood burner and open studwork leading to the double aspect dining room.





To the rear is an oak frame garden room with a vaulted ceiling, large windows on two sides and glazed double doors opening to the rear garden. The good size triple aspect kitchen/breakfast room is fitted with a range of limed oak cabinets comprising base cupboards and drawers, matching dresser unit, a Belfast sink with double drainer, induction hob with filter hood, plumbing for a dishwasher and washing machine, tiled floor and stable door to outside. Also on the ground floor is a cloakroom with oak panelling and shutter, a close coupled wc and a counter top wash basin with copper tap.

On the first floor, there is a study/living area with oak panelling, a herringbone pattern parquet floor and an oak staircase to the second floor. There are three bedrooms on this level, two of which have inglenook fireplaces, together with a 'Jack and Jill' shower room comprising a metal framed shower enclosure with a copper rain, w.c and copper counter top wash basin.

On the second floor, the main suite comprises a study area with original oak shutters, a heavily timbered bedroom with a vaulted ceiling, a window to the rear with views over neighbouring farmland and an en suite bathroom comprising a copper bath with mixer tap and shower attachment, counter top wash basin and close coupled wc with a concealed cistern,

Outside

Approached from the road via a pair of wooden gates with an electric remote opening system leading to a generous gravel driveway with an area of extensive parking and access to the detached double garage with a thatched roof. To the front is a garden laid to lawn with a mature olive tree surrounded by buxus. To the rear, is a further area of lawn with a central rose and lavender garden with a tree fern. The whole being enclosed with mature hedging and approaching ½ acre.

Services

Mains water, electricity and drainage.





Council Tax

Band G Rother District Council

Directions

From Rye, take the A268 heading in a northerly direction and after approximately 1 mile, branch right onto the B2082 signposted for Iden and Tenterden. Upon entering the village of Iden, the property will be seen tucked away, set back from the road on the right-hand side after about 350 yards.

Tenure

Freehold.

Viewing

Strictly by appointment with Phillips and Stubbs

Important Notice

Phillips and Stubbs, their clients and any joint agents give notice that:

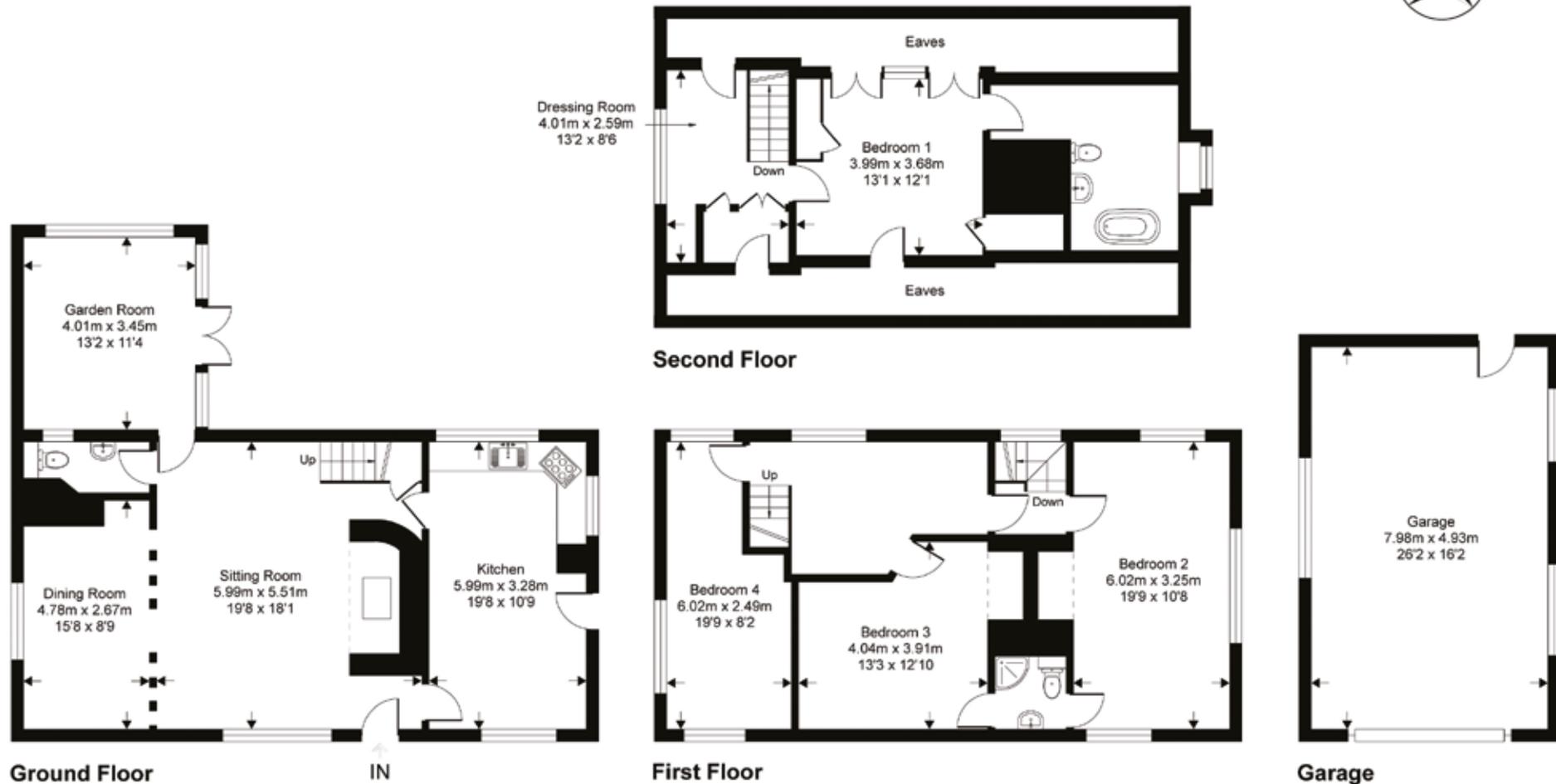
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Partridge Main Street

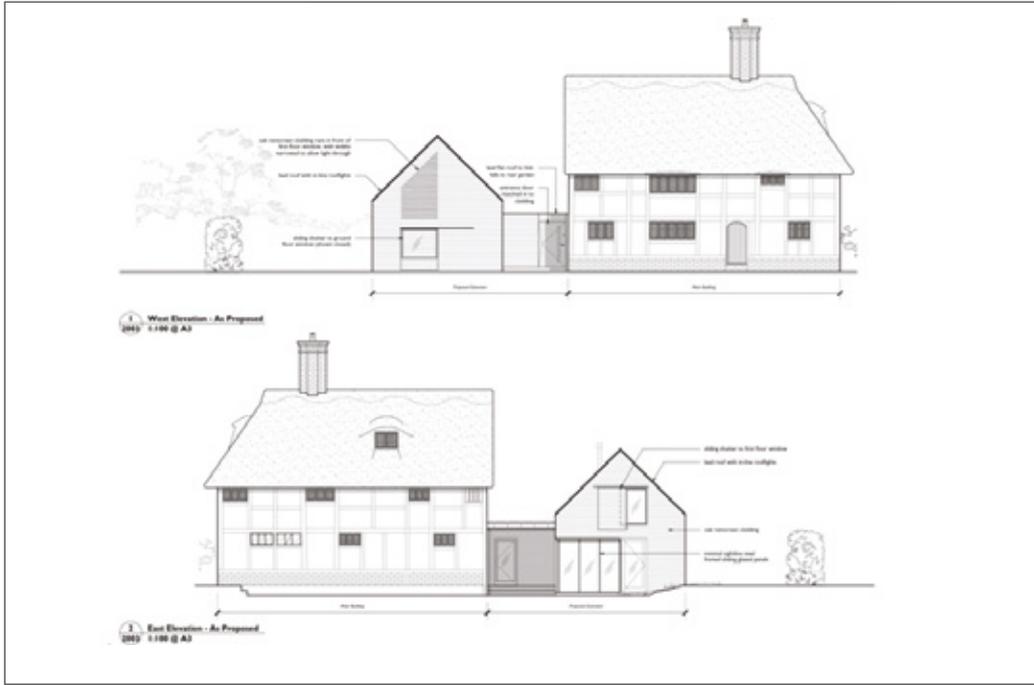
Approximate Gross Internal Area = 195 sq m / 2102 sq ft (excludes eaves)

Garage = 58 sq m / 627 sq ft



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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