

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Occupying a private yet not isolated position within the High Weald Area of Outstanding Natural Beauty, set off a country lane on the edge of the small village of Brede with Red Lion public house, village green and parish church of St. George. The adjoining village of Broad Oak offers a public house, local primary school, post office and village convenience store, bakers and sausage shop. The historic town of Battle (8 miles) has good local shopping facilities serving everyday needs. 6 miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and cobbled ways. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival is held annually. Eastbourne, Hastings and Tunbridge Wells provide a wider range of shops and recreational facilities. Mainline rail services from Robertsbridge or Battle with services to Charing Cross/Cannon Street (from 1 hr 22 mins). Excellent educational facilities both in the state and private sectors including Marlborough House and St Ronans Preparatory Schools in Hawkhurst, Claremont, Vinehall and Benenden Schools for Girls. The M25 via the A21 affords access to other motorway networks, Gatwick and Heathrow Airports. The M20 at Ashford provides access to the Channel Tunnel Terminus.

Forming a detached property of colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor. **Living room** has a cast iron open fireplace, built in cupboards and shelving. Double doors out to the garden. Door to **conservatory**, double glazed, door to the garden. **Dining room** with double doors out to the garden. **Kitchen/breakfast room** fitted with a range of base

and wall mounted units with wooden worksurfaces incorporating a Belfast sink, oil fired ALPHA for cooking, central heating and hot water. Tiled flooring, breakfast area with doors to front and rear. **Utility room** with worksurface and sink unit, space for appliances. **Bedroom 3** window to rear. **Study/bedroom 4** is double aspect. **Cloaks/shower room** comprises w.c, wash hand basin, shower cubicle.

**First floor landing** with doors off to bedrooms 1, 2 and family bathroom.

**Bedroom 1** with dormer window to rear overlooking the garden with views beyond. **En suite shower room** comprising shower cubicle, w.c and wash hand basin. **Bedroom 2** also has a dormer to the rear. **Family bathroom** comprising panelled bath, w.c and wash hand basin.

**Outside:** The property is approached off the lane via a shared driveway which serves just one other property beyond Broadlands Harbour. To the front there is a gravelled driveway providing ample parking and access to a detached double garage with electric up and over doors. An external staircase rises to a studio room above. There is also another detached single garage beyond the drive.

The rear wisteria clad veranda overlooks the garden which stretches around to the side, there is also an ornamental pond, greenhouse and shed. A shepherds hut is situated in a wild area and has views over the garden and woodland. There are far reaching views beyond the woods towards Fairlight. The garden is bounded by a bluebell wood which attracts a variety of wildlife. The whole amounting to approximately 6.5 acres (to be verified).

**Local Authority – Rother District Council**  
**Council Tax Band G**



Price guide: £995,000 freehold

Broadlands Harbour, Stubb Lane, Brede, East Sussex TN35 4EN



A detached 3/4 bedroom house set off a country lane in an idyllic rural location within mature private gardens, including a bluebell wood, shepherds hut and double garage with studio over.

- Entrance hall • Living room • Dining room • Kitchen/breakfast room • Utility • Bedroom 3
- Study/bedroom 4 • Cloak/shower room • Conservatory
- First floor landing • Bedroom 1 with en suite shower room • Bedroom 2 • Family bathroom • Oil heating • Double glazing
- Detached double garage with studio over • Detached single garage • Shepherds hut • Shed and greenhouse
- Gardens and woodland extending to approximately 6.5 acres • EPC rating E



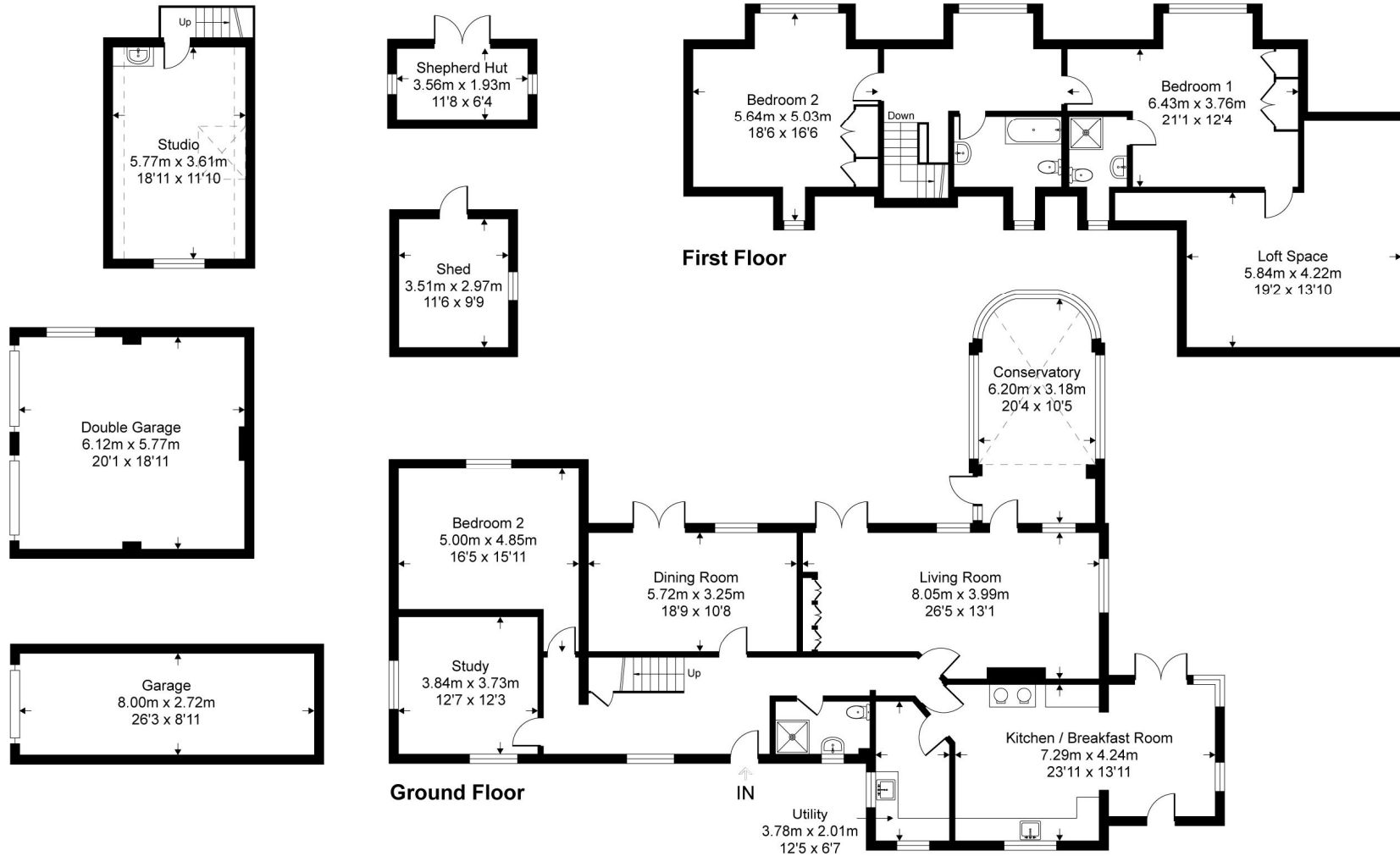


**Directions:** From Rye, proceed westwards on the B2089 towards Battle for about 5 miles and turn left into Stubb Lane (well before reaching Broad Oak village). Continue down Stubb Lane for approximately 0.6 miles passing the entrance to Brede Place on your left, shortly after the driveway to Broadlands Harbour will be seen on the right flanked by post and rail fencing.



# Stubbs Lane

Approximate Gross Internal Area = 271 sq m / 2919 sq ft  
 Approximate Garage Internal Area = 75 sq m / 802 sq ft  
 Approximate Outbuilding Internal Area = 17 sq m / 186 sq ft  
 Approximate Total Internal Area = 363 sq m / 3907 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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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