

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated down a private road serving just five properties within sight of the famous sand dunes and beach, Cranmer is a unique and bespoke coastal property. This detached house was built by the current owners with Passivhaus principles in mind; meaning it has a low ecological footprint and requires little energy for space heating or cooling. It is a modern reflection of contemporary needs to be practical and aesthetic, whilst having minimal environmental impact. Its proximity to not only the vast beaches, but also to the Ancient Town and Cinque Port of Rye and the RSPB nature reserves of Dungeness and Rye Harbour, offering an abundance of local activities and attractions. Far from being disconnected and remote, the M20 (Junction 10) is easily accessed, and high speed trains from Ashford reach London St. Pancras in just 38 minutes. The local railway station in Rye offers a service along the south coast from Eastbourne to Ashford, and Lydd Airport provides light charter aircraft links to Le Touquet, France.

As you enter the property you are drawn into the main open plan vaulted living space, where the full height windows with bi-folding doors and six additional Velux windows ensure the room makes the most of the natural light. The property boasts hard wood bamboo flooring throughout the downstairs, sourced expressly for its eco positive and long-lasting credentials. The bi-folding doors lead on to a terraced decking, with steps down to an extensive garden, complete with pergola and dining area. Underfloor heating throughout is run by an efficient air source heat pump which is mostly energised by the solar tiles discretely placed on the south facing pitched roof. The property is finished in an attractive cedar hardwood cladding which is proven to withstand the coastal environment.

The kitchen is fitted with an extensive range of base and wall mounted cupboards with granite work surfaces incorporating a double oven with microwave oven, fridge/freezer, Neff coffee machine, 5 ring induction hob, extractor fan and two wine fridges.

All of the bedrooms come with built in wardrobes, and three have their own en-suites. Each room has been specifically designed so the aspect works in symmetry with the furnishings. **Bedroom 2** has double doors to the front and the side window has views towards the sand dunes. En-suite shower room comprising shower cubicle, w.c and wash hand basin. **Bedroom 3** has double doors to the rear overlooking the garden, velux & south facing window. En-suite shower room comprising shower cubicle, w.c and wash hand basin. **Bedroom 4** has double doors to the front, velux window, coupled to the downstairs family bathroom

First floor Bedroom 1 with Velux window and additional window to the front, walk in wardrobe. En-suite shower room comprising shower cubicle, w.c, wash hand basin, electric underfloor heating.

Outside: To the front there is a gravel driveway providing off road parking for 3 vehicles. A side path provides access to the rear garden which has a terraced area of decking, including a hot tub and steps down to the main lawned garden, pergola, dining area and chalet styled log cabin.

Council Tax- Rother District Council Tax Band F

Guide price: £830,000 Freehold

Cranmer, Links Way, Camber, Rye, East Sussex TN31 7RD



A detached four bedroom coastal property with large garden situated off a no through private road within sight of the famous sand dunes and vast stretch of beach.

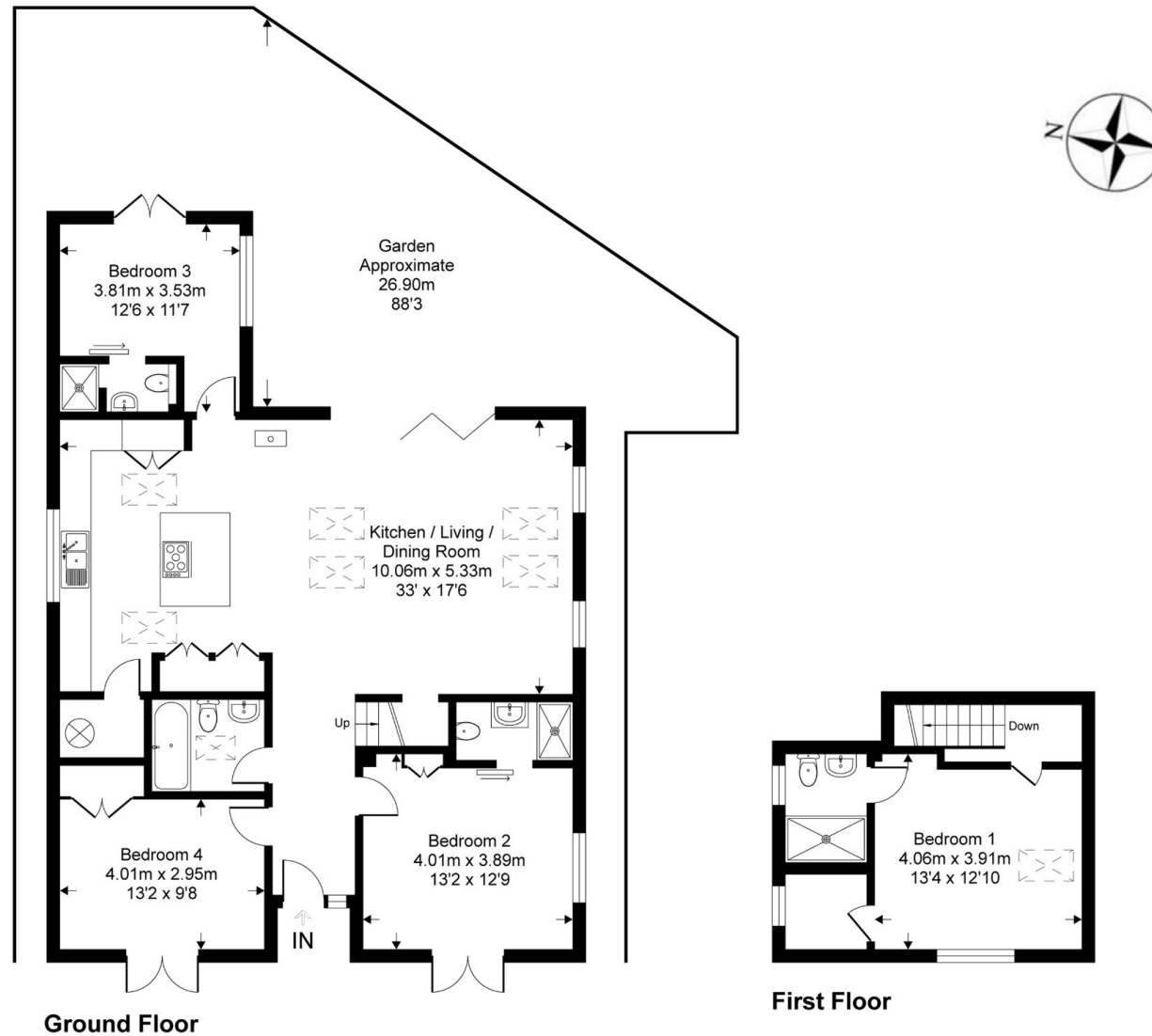
- Entrance hall • Main open plan living/dining/kitchen area • 3 bedrooms (2 with en suite shower rooms) • Family bathroom • First floor bedroom 1 with en suite shower room and walk in dressing room
- Double glazing • Air source heat pump • EPC rating B • Off road parking (3 vehicles) • Rear garden approximately 88' deep.



Directions: Leaving Rye in an easterly direction along the A259 towards Ashford. Take the first turning right signposted Camber. Go past the Rye Golf Club and lakes on your left and continue into the village, the turning to Links Way is immediately past The Gallivant restaurant on the left hand side.

Cranmer

Approximate Gross Internal Area = 149 sq m / 1526 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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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