

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located approximately 0.5 mile from the Ancient Town and Cinque of Rye in the village of Playden. Playden is mentioned in the Domesday Book as Plaidenham and is a largely rural parish. In earlier times the sea, which is now about four miles distant, came to the base of the hill and Playden's main occupation was fishing; the fish were salted in a long disappeared hamlet known as Saltcote, at the bottom of what is now New England Lane, formerly known as Saltcote Street. The picturesque church of St Michael is an excellent example of a small Norman/Early English church. Rye is renowned for its historical associations and medieval fortifications. 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 and the Kino cinema, arts centre and café is located off Lion Street. From the town there are local train services to Eastbourne and to Ashford from where there are high speed connections to London, St Pancras (38 minutes).

Forming a detached house presenting brick elevations with part tile hung upper elevations set with double glazed windows beneath a pitched tiled roof. Bespoke internal features include oak joinery throughout and natural stone tiling to floors and bathroom.

Front door into the **entrance hall**, natural stone flooring throughout the majority of the ground floor. **Cloakroom** comprising w.c, wash hand basin set into a granite surround with oak cupboards under. **Living room** (currently used as a gym) polished tiled flooring, double doors into conservatory, window to front. Secondary oak staircase to bedroom 2. **Family room** shallow bay window to front, oak flooring. **Study** oak flooring and window providing natural light from the conservatory. **Conservatory** with windows and double doors overlooking and opening onto the rear garden.

Open plan kitchen/dining room fitted with bespoke oak base and wall mounted units including an island with granite worksurfaces and integral appliances including a La Cornue range cooker with hot plate, BBQ grill, 4 ring gas hob, commercial extractor fan over, Gaggenau double oven, integrated Sub Zero American style fridge/freezer, circular sink unit and additional Butlers ceramic sink. **Dining area** is vaulted with the main oak staircase rising to the galleried first floor landing. Windows to the rear, doors to the front and rear gardens. **Utility room** built in cupboards and Butlers sink with granite worksurface, space and plumbing for washing machine and tumble dryer, boiler cupboard.

Main galleried landing with tiled floor, doors to bedrooms 1,3,4 and 5.

Bedroom 1 vaulted ceiling with 3 Velux windows, tiled floor. En suite shower room comprising shower cubicle, w.c, circular stone basin in granite surround.

Bedroom 3 oak flooring. En suite bathroom comprising panelled bath with shower over, w.c, wash hand basin set into vanity unit. **Bedroom 4 and 5** both have oak flooring, bedroom 4 has fitted wardrobes. **Bedroom 2** (via secondary staircase from the living room) vaulted ceiling with 2 Velux windows and skylight, tiled floor. En suite bathroom comprising panelled bath, separate shower cubicle, w.c, circular stone wash hand basin.

Outside: The property is set back off the main road and approached via a pair of electric gates leading to a large block paved driveway with a lawned area and palm trees. A side gate leads through to the main rear garden approximately 100' deep being well hedge and fence enclosed with a detached studio/workshop. There is also a paved terraced and a BBQ area with pergola overlooking a large central lawn.

Offers over £1,250,000 freehold

Saltcote Orchard, Rye Hill, Playden, East Sussex, TN31 7NJ



A substantial five bedroom modern detached spacious family house set within gated gardens situated within 0.5 mile of the Ancient Cinque Ports Town of Rye.

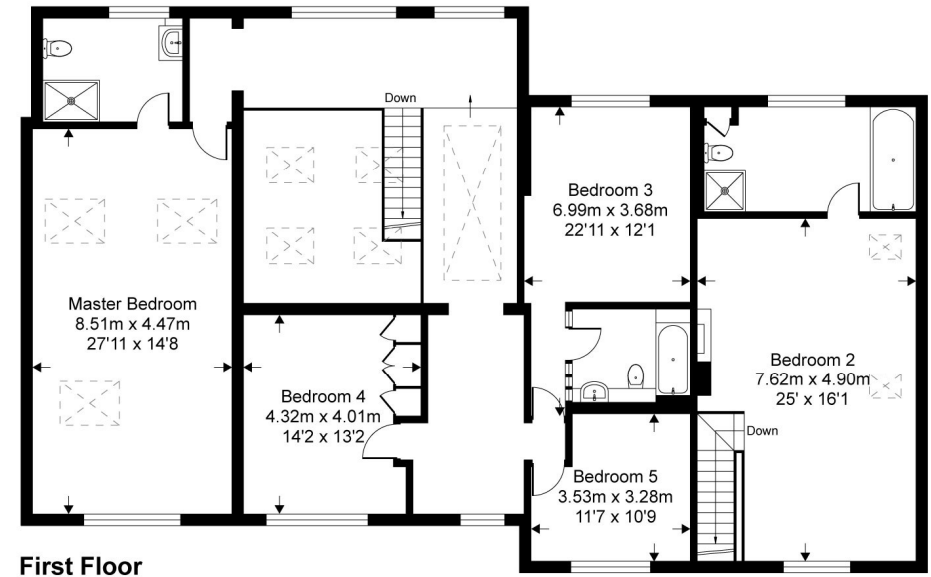
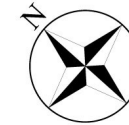
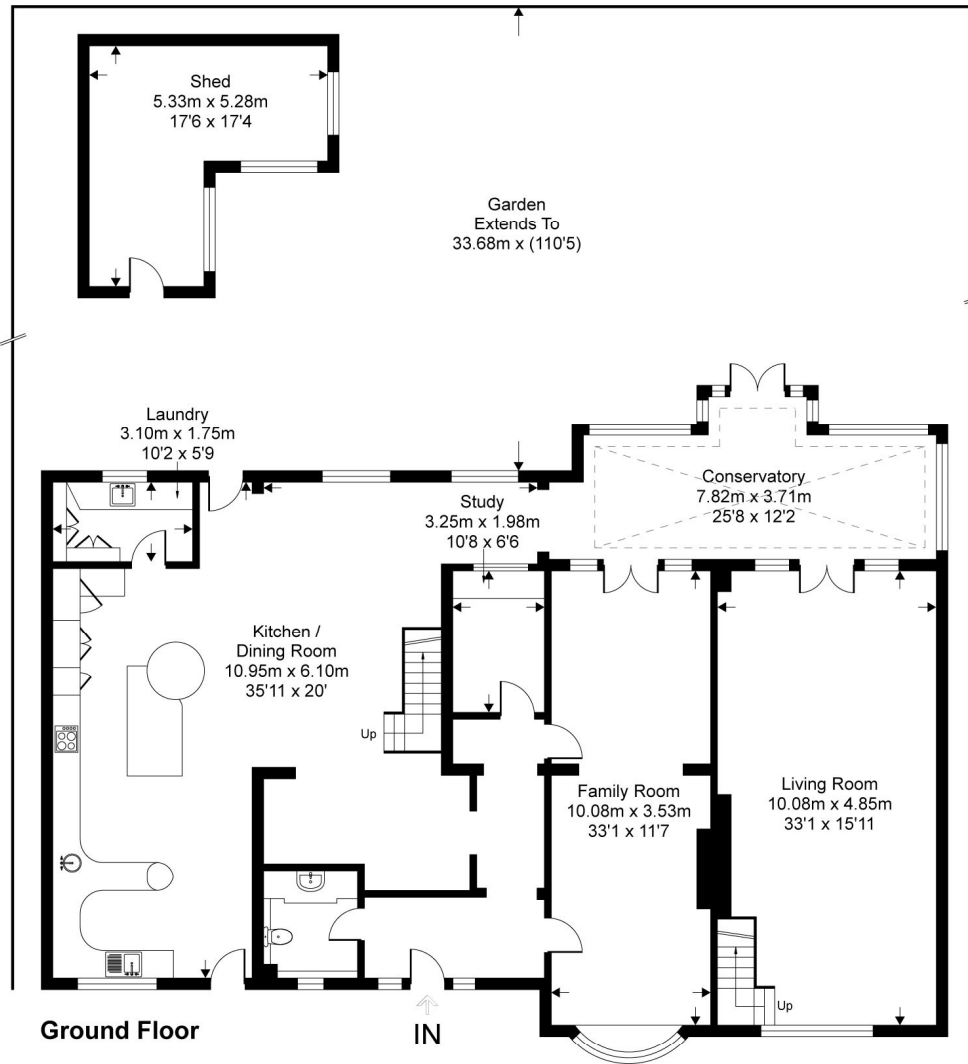
- Entrance hall • 33' Living room • Family room • Conservatory • Study • Open plan vaulted kitchen/dining room
- Utility room • Cloakroom • First floor main galleried landing • Bedroom 1 with en suite shower room • Bedrooms 2 & 3 both have en suite bathrooms • 2 further bedrooms • Gas heating • EPC rating C • Gated driveway and front garden
- 110' landscaped rear garden



Directions: Leaving Rye in the Peasmarch direction continue up Rye Hill passing the turning to Mill Road on the right hand side, the property is then the second on the right set back from the road behind electric gates.

Saltcote Orchard

Approximate Gross Internal Area = 442 sq m / 4755 sq ft
 Approximate Shed Internal Area = 21 sq m / 221 sq ft
 Approximate Total Internal Area = 463 sq m / 4976 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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