

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is set back from the road in the hamlet of Rye Foreign, between the village of Peasmarsch with an independent supermarket and primary school and the Ancient Town and Cinque Port of Rye (2 miles), renowned for its period architecture, cobbled streets and historical associations. From Rye there is a train service to Ashford International from where there are high speed connections to London St Pancras (37 minutes), giving an overall commuting time of just over one hour. There is a wide range of both state and private schooling in the surrounding area.

A detached Grade II listed eighteenth century period cottage of mellow brick lower and part weatherboard clad and part tile hung upper external elevations set with timber casement and sash windows beneath a series of pitched peg tiled roofs. The property is presented to a high decorative standard and retains many features of the period including exposed brickwork and timber framing together with an inglenook fireplace. To the rear of the house are established well stocked gardens together with an adjacent field with separate vehicular access, the whole extending to approaching 1.5 acres.

A front door opens into an entrance vestibule with a tiled floored and inner door opening to the hall with stairs leading to the first floor. The drawing room has a window to the front, a fireplace with a brick inner surround and ornate carved pine outer surround, an antique old pine corner cupboard and exposed oak floorboards.

The living room, which overlooks the front, has a wide inglenook fireplace, exposed timber framing and a useful below stairs recess. To the rear is a kitchen, which overlooks the garden and is fitted with a range of cabinets comprising cupboards and drawers beneath granite work surfaces, an integrated dishwasher, an inset sink unit with mixer tap, a built-in double oven with ceramic hob and stainless-steel filter hood, space for a fridge freezer, exposed timber framing and tiled floor. Adjoining is a double aspect dining room with glazed double doors opening to the rear terrace and garden. To the other side of the kitchen is a utility room with a granite work surface with appliance cupboards beneath with plumbing for a washing machine and a part glazed door to the garden. A further door leads to a cloakroom with modern fittings.

On the first floor, bedroom 1 enjoys views to the rear over the garden and has a range of fitted wardrobe cupboards to one wall. The en suite shower room has a tiled shower enclosure, pedestal hand basin and close coupled wc. Bedroom 2 has views to the rear, painted floorboards, exposed studwork to one wall and a built-in airing cupboard with hot water cylinder. Bedroom 3 has distant rural views to the front and built in wardrobe cupboards. Bedroom 4 has far reaching views to the front and a range of fitted book shelving. The family bath/shower room has a panelled bath, wall mounted wash basin, close coupled w.c and a tiled shower enclosure.

Outside. 5 Bowlers Town is approached from the road over a private gravel driveway flanked by lawns and shrub borders belonging to the property, (over which four other neighbouring properties have a right of access), leading to a hard standing area providing off road parking for several vehicles and a raised brick terrace extending across the front of the house. The driveway then continues past the house to a separate entrance with a five-bar gate leading to a field, which in turn is open to the garden. The formal gardens lie primarily to the rear of the house and are a gardener's delight being set down to extensive areas of lawn with copper beech lined avenues backing onto farmland, a wide paved terrace, a lily pond, a symmetrical rose garden with paved pathways enclosed by an evergreen hedge, specimen trees, ornamental grasses, herbaceous borders, burgeoning flower beds, a small orchard and a large pond, together with a summerhouse/studio and two garden sheds. To the far end of the garden there is a large workshop/tool store with light and power, two greenhouses and a dilapidated Nissan hut. The gardens and grounds extend to approaching 1.5 acres.

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: 02

Broadband speed: Standard 3Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £785,000 Freehold

5 Bowlers Town, Rye Foreign, Rye, East Sussex TN31 7UR



An attractive detached Grade II listed eighteenth century period cottage, together with a range of useful outbuildings, occupying a semi-rural location with established formal gardens and adjoining field.

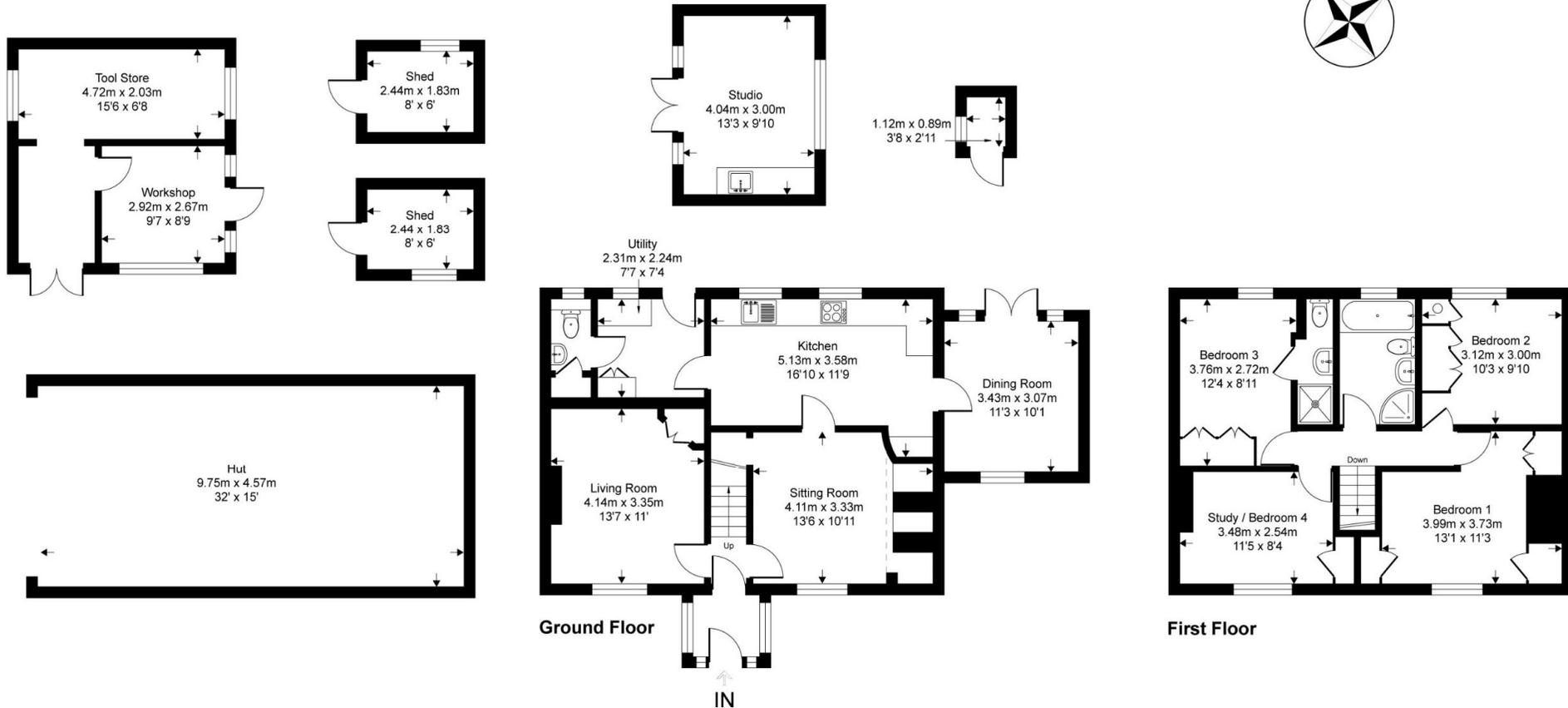
- Entrance vestibule • Hall • Living room with inglenook fireplace • Drawing room • Kitchen • Dining room • Utility Room
- Cloakroom • Principal bedroom with en-suite shower room • Three further bedrooms • Family Bath/shower room
- Gas central heating • EPC rating D • Summerhouse/studio • Workshop and tool store
- Gardens & Grounds of approaching 1.5 acres



Directions: From Rye, proceed out of the town in a northerly direction on the A268 heading towards Peasmarsh. Continue through Playden passing the right hand turning to Tenterden and Iden and continue on for just under half a mile where the entrance and gravel driveway leading to the property, which is set well back, will be seen on your right between two weatherboard clad properties which front the main road.

# Bowlers Town

Approximate Gross Internal Area = 127 sq m / 1368 sq ft  
 Approximate Outbuilding Internal Area = 89.5 sq m / 964 sq ft  
 Approximate Total Internal Area = 216.5 sq m / 2332 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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