

PHILLIPS & STUBBS



coastal +
COUNTRY



Set within the High Weald National Landscape (AONB) and occupying a private setting off a quiet country lane surrounded by woodland and undulating countryside on the outskirts of the village of Peasmarsh, which offers a range of local services including a large independently owned supermarket, a primary school, two public houses, Tillingham Winery and the Parish Church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London Stratford and St Pancras (37 minutes). Inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Marlborough and Vine Hall School at Robertsbridge, St Ronan's at Hawkhurst, Benenden Girl's School and Buckswood School at Guestling.

A modern traditional barn style timber frame property on a brick plinth with natural timber feather edge weatherboarding set with double glazed windows and bi fold doors beneath a pitched clay tiled roof with conservation roof lights. The stylish, largely open plan living accommodation, which features exposed timber framing and oak joinery, is arranged over two levels, as shown on the floor plan.

On the ground floor, the spacious, light filled open plan living space comprises a living area and dining area with two sets of bi-fold doors to the front terrace and a kitchen/breakfast area with bi fold doors to the rear garden and an extensive range of cabinets comprising cupboards and drawers beneath granite work surfaces with a

matching island, breakfast bar, electric oven, induction hob, fridge, dishwasher, open display shelving and double bowl sink. To the rear is a utility/cloakroom with base cupboards, butler sink, woodblock work surfaces, close coupled wc, plumbing for a washing machine and fitted storage cupboards with an integrated fridge freezer.

On the first floor, there is a landing with a reading/study area, built-in storage cupboard and hatch to the roof space. The principal bedroom has an ensuite shower room with a walk-in rain shower, close coupled wc, wash basin and geometric tiled floor. There are two further bedrooms and a family bathroom with a roll top bath with a wall mounted shower above, close coupled wc and twin wash basins.

Outside: The property is approached from the lane via double gates opening to a gravel driveway providing off road parking for multiple vehicles and giving access to the integral single garage with double doors. To the front of the property is a wide brick terrace with lavender beds, box balls and olive tree and beyond the drive is a wild flower meadow adjoining farmland with a small pond and an overhanging willow tree. To the side and rear is a lawned area leading to a formal garden with a brick terrace, gravel walkways, ornamental grasses, verbena and gunnera.

Further information:

Local Authority: Rother District Council. Council Tax TBA

Services: Mains water and electricity. Oil boiler and underfloor central heating. Private treatment plant.

Predicted mobile phone coverage: 02

Broadband speed: Standard 8 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £1,100,000 Freehold

Partridge Barn, Starvecrow Lane, Peasmarsh, Near Rye, East Sussex TN31 6XN



A modern traditional detached barn style timber building affording stylish, largely open plan living with lovely rural views, situated within the High Weald National Landscape (AONB) and adjoining farmland in grounds of about three quarters of an acre.

- Entrance lobby • Open plan living room, dining room and kitchen/breakfast room • Utility/cloakroom
- Landing • Principal bedroom with en suite shower room • Two further bedrooms • Bathroom • EPC rating C
- Off road parking for several vehicles • Gardens and grounds of about 0.75 acres

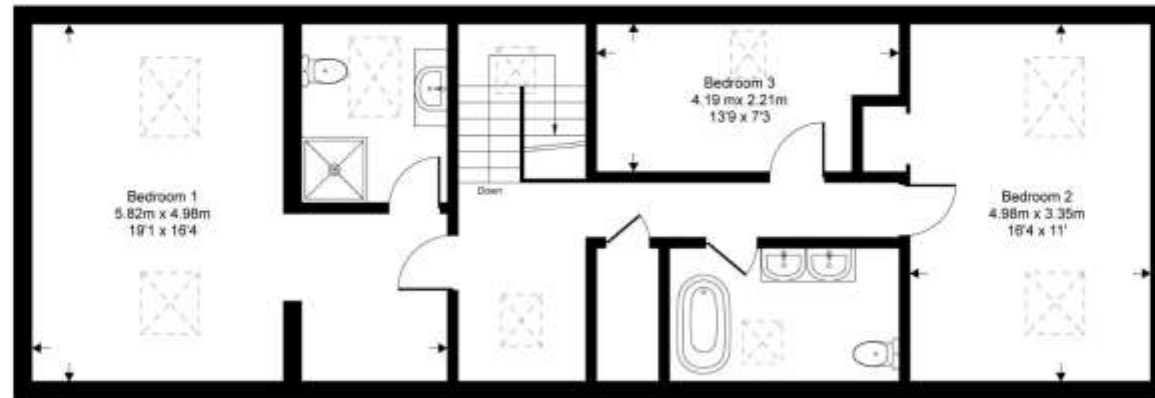


Partridge Barn

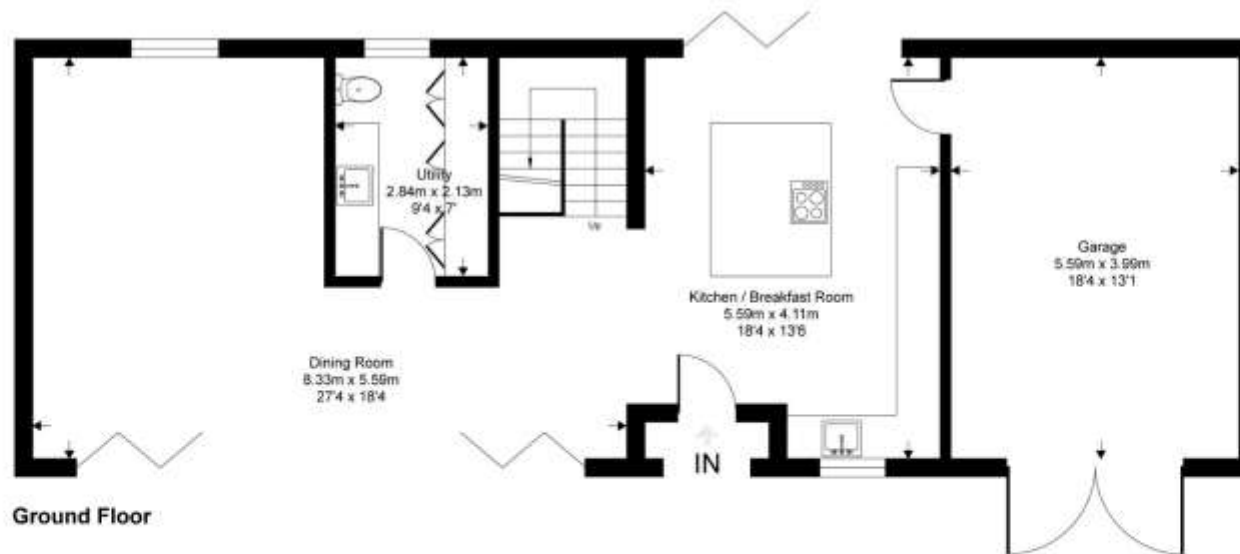
Approximate Gross Internal Area = 146.6 sq m / 1579 sq ft

Approximate Garage Internal Area = 22.3 sq m / 241 sq ft

Approximate Total Internal Area = 168.9 sq m / 1820 sq ft



First Floor



Ground Floor

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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