

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the hamlet of Rye Foreign, between the village of Peasmarch 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.

An exceptionally attractive detached country house of seventeenth century origin, extended and remodelled in 1904 with influences of the Arts and Crafts style, together with a detached annexe cottage. The property has replacement leaded light effect double glazed windows and internally features exposed timbers, wooden floor boards, latch doors, inglenook fireplaces, an impressive staircase, plantation shutters and galleried landing. The immaculately presented accommodation is arranged over three levels, as shown on the floor plan.

The reception hall is a generous space with polished old pine floors continuing into the main reception rooms. At the far end, double doors open into the double aspect sitting room, with a large bay window with views of the gardens and an Arts and Crafts Style inglenook fireplace with a log effect gas stove. Adjacent is the dual aspect family room with an inglenook fireplace and metal canopy.

The well proportioned orangery style dining room has two sets of bi fold doors opening onto the rear terrace and gardens. The kitchen/breakfast room, which has a large window overlooking the garden and French windows opening to a terrace, is fitted with an extensive range of sleek, minimalist cabinets with handleless cupboards and drawers, countertops including a glass topped central island, a breakfast bar, undermounted sink with mono bloc tap and a range cooker with filter hood. In addition, there is a large pantry and walk in larder with display shelving, space for a fridge freezer and plumbing for a dishwasher. The utility room has a sink, work surface, door to outside and

plumbing for a washing machine. Beyond is the large boot room with further storage space and a cloakroom.

A wide staircase rises to the first floor galleried landing with built-in cupboards. The master bedroom has a fireplace, a balcony enjoying views over the garden and beyond, a fitted dressing room with wardrobes and a shower room. The two further double bedrooms on the first floor, both with fireplaces, which share a 'Jack & Jill' shower room. The family bath/shower room is fitted with a free-standing bath as well as a separate shower enclosure. On the second floor there is a further double bedroom/home office with painted floorboards and a separate dressing room/store.

The property is set back and well screened from the road by mature trees and shrubs and is approached via an electric five bar field gate and driveway which divides to a turning circle at the main residence with ample parking and a detached annexe cottage which is a reasonable distance from the main property giving privacy and independence. Internally, the well presented ancillary accommodation provides an entrance hall, sitting room, kitchen/dining room, tiled shower room with large walk-in shower and two bedrooms on the first floor. The annexe has its own private fenced garden and plenty of parking space.

A formal garden set down to lawn underplanted with daffodils and bluebells surrounds the house and to the rear is a wide paved entertaining terrace with views across the adjoining farmland and a sunken garden with raised planting. Set amongst the lawns there are many mature trees including some fine oaks, as well as acer, magnolia, weeping willow, Japanese and wild cherries. Towards the top of the plot is a lightly wooded area with a tree house and a pond. The property has a useful range of timber framed outbuildings, including a large double garage/workshop, further outbuilding with four pairs of double doors, and stables with three loose boxes. Beyond the gardens are the fenced paddocks of approaching 7 acres making this property suitable for equestrian use if required. Note: A little used public footpath screened from the garden crosses the land.

Guide price: £1,450,000 Freehold

Brabands, Rye Road, Rye Foreign, Near Rye, East Sussex TN31 7UR



An extremely attractive country house of seventeenth century origin with later additions influenced by the Arts & Crafts Movement, affording light, stylish, well-proportioned accommodation, together with an annexe cottage, useful outbuildings and grounds of about 9.4 acres.

- Reception hall • Sitting room • Family room • Orangery style dining room • Kitchen / breakfast room • Utility room • Boot room • Cloakroom
- Master suite with bedroom, balcony, dressing room and shower room • Three further double bedrooms • Jack & Jill shower room
 - Dressing room/store • Family bath/shower room • EPC rating D
- Annexe cottage: • Sitting room • Kitchen / dining room • Two bedrooms • Shower room • Private garden • EPC rating C
 - Gardens and grounds of approaching about 9.4 acres • Garaging • Stables • Large store



Directions: From Rye, proceed in a northerly direction out of the town on the A268 passing through Playden. Continue past the Playden Oast public house on your right and continue bearing around to the left, passing the turning to Iden on your right. Proceed for about another quarter of a mile in the direction of Peasmarsh and the entrance leading to Brabands will then be seen on your right hand side.

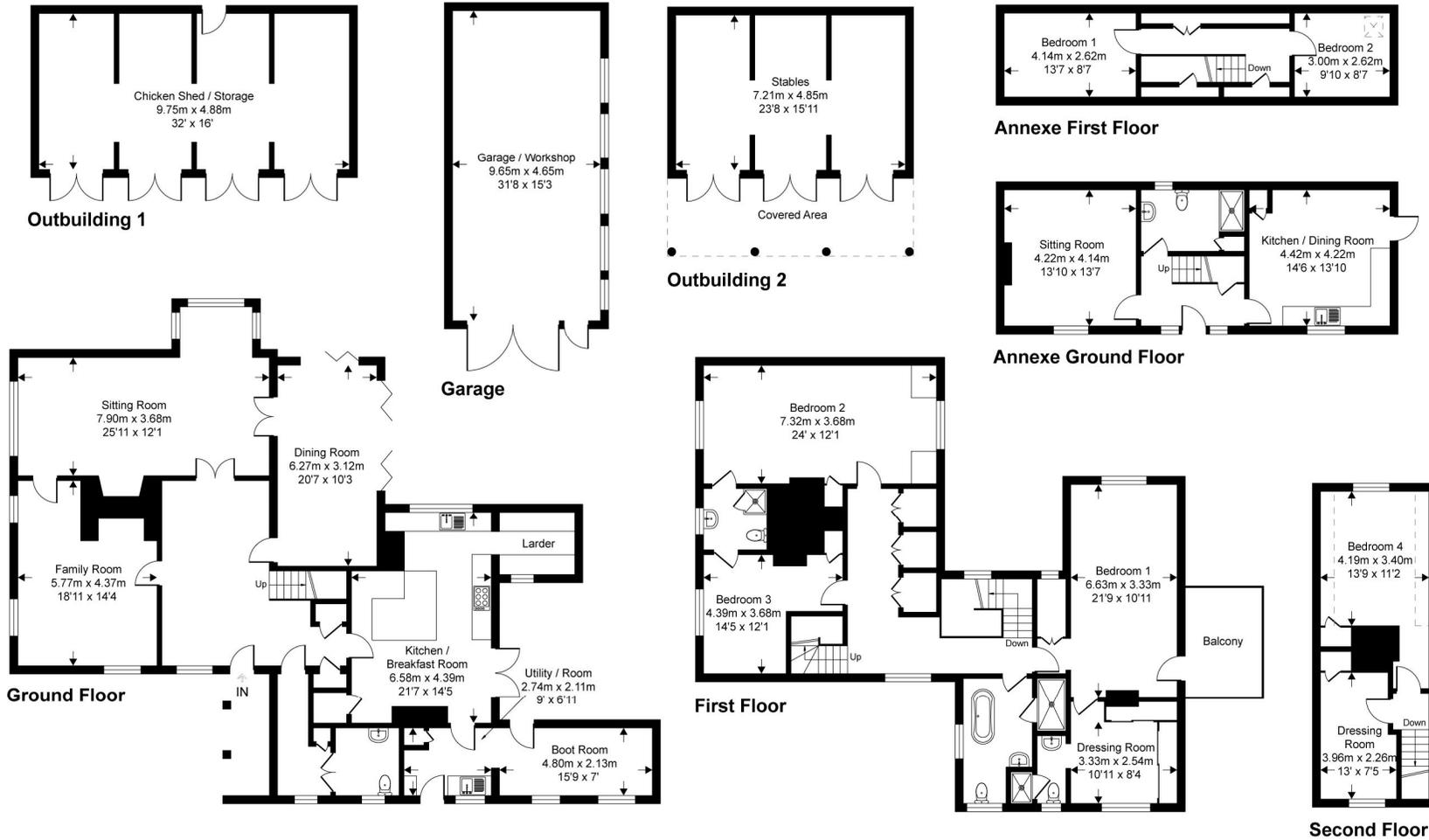


Brabands

Approximate Gross Internal Area = 295 sq m / 3170 sq

Annexe = 83 sq m / 900 sq ft

Outbuildings & Garage = 127 sq m / 1370 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

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk