

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Forming a detached Grade II Listed farmhouse presenting brick and weatherboard elevations beneath a pitched tiled roof. All external woodwork has been repainted (August 2022).

Situated in open countryside, in an Area of Outstanding Natural Beauty, located down an unmade track which serves several neighbouring properties including a livery yard, the track continues beyond the farmhouse and way down into the valley to a cluster of properties including Great Maxfield. The nearby village of Three Oaks (walkable, approximately 0.6 miles) has a public house and train station on the Marsh Line to Hastings and Ashford with high speed connection to London, St, Pancras.

Front door into the **entrance hall**, exposed pine flooring, picture window overlooking the side garden. **Living room** double aspect with views to The Ridge, fireplace with wood burning stove. **Dining room** sliding doors out to the terrace and swimming pool. **Kitchen** handmade with fitted with a good range of base and wall mounted units incorporating a 4 ring induction hob with hand painted tiles behind, oven under and extractor over. Built in wine cooler. Granite worksurfaces, oil fired Aga, one and a half bowl sink unit. Slate flooring. **Breakfast room** overlooking the garden. **Utility room** having granite worktops with a range of floor and wall cupboards, sink unit and built in American style fridge /freezer. **Snug** with an enamelled wood burning stove, tiled flooring, vaulted ceiling. French doors to garden. **Garden room** oak windows, doors and flooring, vaulted ceiling, door out to the garden. Views over open countryside. **Boot room** door out to the garden. **Bedroom 5** opening into a **conservatory** which in turn opens to the garden. **Wet room** fully tiled with large walk in shower, w.c, bidet and wash hand basin.

**First floor galleried landing** with doors off to all bedrooms and family bathroom. **Bedroom 1** double aspect including a decorative arched window and views over countryside to The Ridge. **Bedroom 2** arched window to the front, built in double wardrobe. **En suite shower room** fully tiled with starlight floor tiles, walk in shower, circular marble basin on stand, w.c. **Bedroom 3** double aspect with views over the swimming pool. **Bedroom 4** built in range of wardrobes. **Family bathroom** fully tiled with starlight floor tiles, comprising panelled bath, bespoke circular marble basin with visible fossils on stand, w.c, large airing cupboard housing a mains pressure hot water system.

**Outside:** To the front there is a driveway providing parking. The main garden areas are to both sides of the property, the west facing garden having the **swimming pool** (heated via an air source heat pump and solar gain cover), paved surround and terrace with **Summerhouse** light and power connected. **Greenhouse** with water and power, electric irrigation system. Small orchard with quince, apple, medlar and cherry trees, chicken coop and pen with water. The East facing garden is mainly laid to lawn and bounded by mature trees and shrubs.

The rear garden has a separate driveway with five bar gate leading to a further area of parking and a **detached double garage** with remote controlled electric roller door and incorporates a workshop area, large enough to accommodate a third car. External staircase leads to a **home office** over the garage, fibre direct connected. Adjoining the garage is a **timber cabin** providing a useful studio/hobbies room with kitchenette. Further area of garden to the rear.

Local Authority: Rother District Council - Council Tax Band G

Price guide: £1,100,000 freehold

Eighteen Pounder Farm, Three Oaks, East Sussex, TN35 4NU

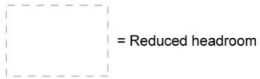


A detached Grade II Listed farmhouse situated on high ground in a rural location on the edge of Westfield village with far reaching views over the surrounding farm and equestrian land.

- Entrance hall • Living room • Dining room • Kitchen • Breakfast room • Utility room • Snug
- Garden room • Boot room • Bedroom 5 opening to a conservatory • Wet room
- First floor galleried landing • 4 bedrooms with one en suite shower room • Family bathroom • Oil heating • Swimming pool
- Detached double garage with workshop and office over • Adjoining studio • Gardens approaching 1 acre (TBV) • EPC rating E



**Directions:** From Rye proceed in a Westerly direction on the A259 continuing through Icklesham, after a short distance turn right into Butcher's Lane signposted Three Oaks and Westfield. Continue for 1.3 miles and at the crossroads turn right into Moor Lane signposted Westfield, Brede and Sedlescombe. Continue for 0.2 miles and turn right into an unmade track (there is a sign 'Eighteen Pounder Farm'). Continue along this private lane for a third of a mile where the entrance to the farmhouse will be seen on the left handside.

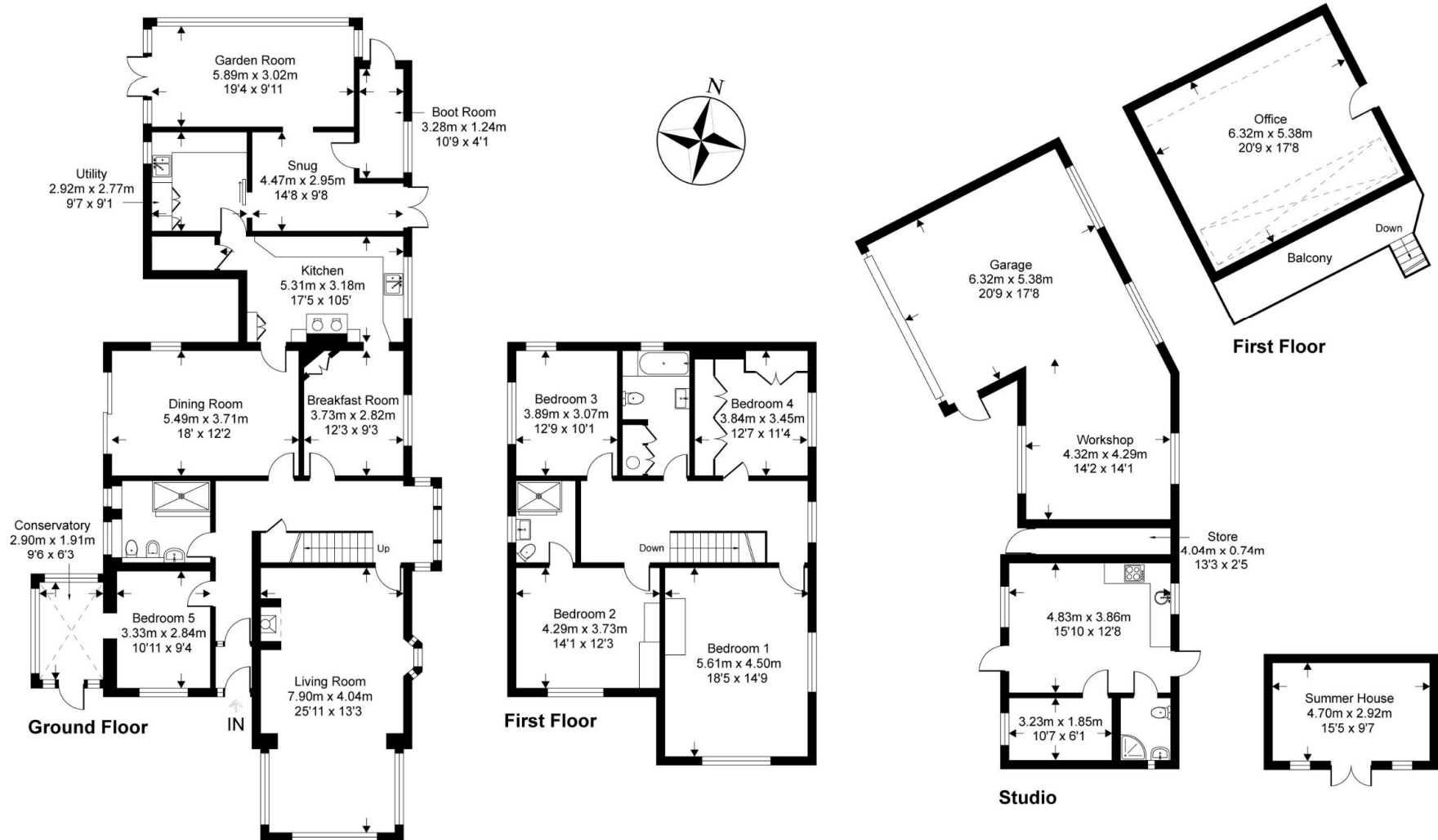


# Eighteen Pounder Farm House

Approximate Gross Internal Area = 331 sq m / 3566 sq ft (includes garage)

Annexe = 59 sq m / 635 sq ft

Outbuildings = 17 sq m / 183 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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