

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated within a half a mile of Rye the Ancient Town and Cinque Port, renowned for its historical associations, medieval fortifications and fine period architecture. 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 and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to St. Pancras, London (37 minutes). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Completed in 2000, the external elevations of the house are of brick under a tiled roof. Featured in national magazines, the house was given an architectural award by RDC. The imaginative design allows for light, spacious and well-proportioned accommodation.

The property is approached via steps leading up to a solid door with a stained-glass window to the side, opening into a hall with a staircase, mezzanine landing with a bookcase and cloakroom off fitted with a close coupled WC and wash basin. The double aspect dining room has glazed double doors opening to the garden, a granite work top with cabinets beneath comprising cupboards and drawers with high gloss black doors, a wine chiller, a built-in double oven and space for an American fridge freezer. The sitting room is a well-proportioned room with two pairs of glazed double doors opening to a wraparound verandah with a stainless steel and glass balustrade overlooking the water garden, and a inglenook style fireplace with a fitted real flame gas fire.

The kitchen/breakfast room, which has glazed double doors opening to the verandah, is fitted with granite effect worktops with an inset stainless steel sink unit over cabinets comprising cupboards and drawers and a five-burner gas hob with an extractor hood above, together with an electric oven and separate microwave, integrated dishwasher and refrigerator, an island unit with a breakfast bar and a range of tall storage cupboards

with sliding doors. Adjoining is a useful utility room with worktops matching the kitchen, plumbing for a washing machine, a wall mounted gas boiler and space for a tall refrigerator/freezer. A stable door opens to the garden.

On the first floor, bedroom 1 is a double aspect room overlooking the water garden and Rye in the distance. To one end is a dressing area with two sets of floor to ceiling wardrobe cupboards. The en-suite bathroom has a contemporary white suite comprising a bath with mixer tap and shower attachment, separate shower enclosure, a close coupled WC and pedestal wash basin. Bedroom 2 has a window to the front and bedroom 3 has a skylight to the rear. The family bathroom has a modern white suite comprising a panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash basin. The attic room/home office is approached from the landing by a space saving spiral staircase and forms the roof space of the house with exposed beams and rafters and a central chimney. A conservation roof light looks over the water garden to Rye citadel in the distance.

Outside: To the front of the property is an area of hard standing providing off road parking for two vehicles, which in turn gives access to the large integral double garage with two up and over doors, additional work area and storage. To the rear of the house is a paved terrace with a greenhouse. A path leads to the Grade II Listed water garden, created by Sir Reginald Blomfield, one of the most distinguished architects of the Edwardian period, and featured in Country Life magazine in 1913. The water garden comprises a large circular pond with central fountain and has a diameter of about 18'. Running off to the south west side of the pond is a rill proceeding to a further circular pond at the far end. From the garden there is access to the old gazebo, of red brick and tile roof surmounted by a stone ball finial, comprising a small room with windows on three sides and a herringbone brick floor.

Services: Mains water, electricity, gas, and drainage. Gas central heating. Double glazed. Council Tax Band F

Guide price: £785,000 Freehold

The Gazebo, Military Road, Rye, East Sussex TN31 7NY



An award winning, individual detached modern house of considerable character and imaginative design, affording light, well-proportioned accommodation, set within Grade II Listed water gardens on the edge of the Ancient Town.

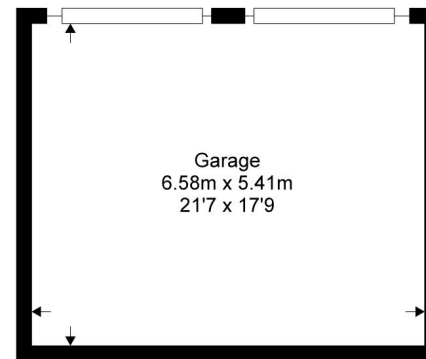
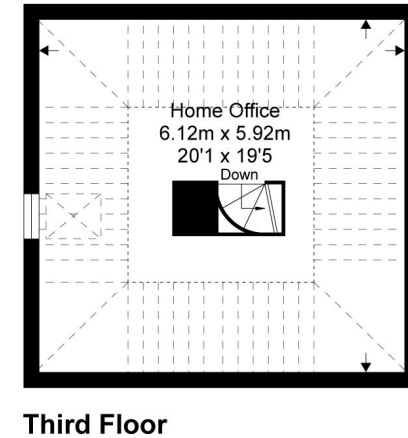
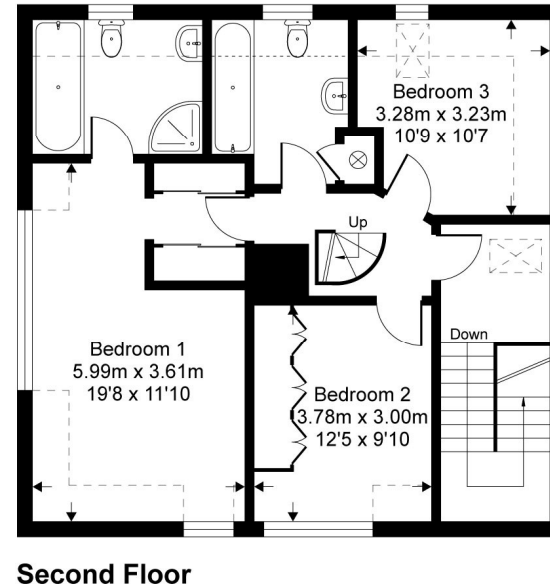
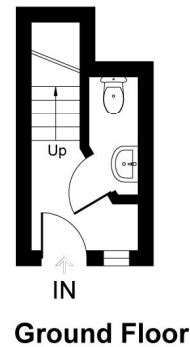
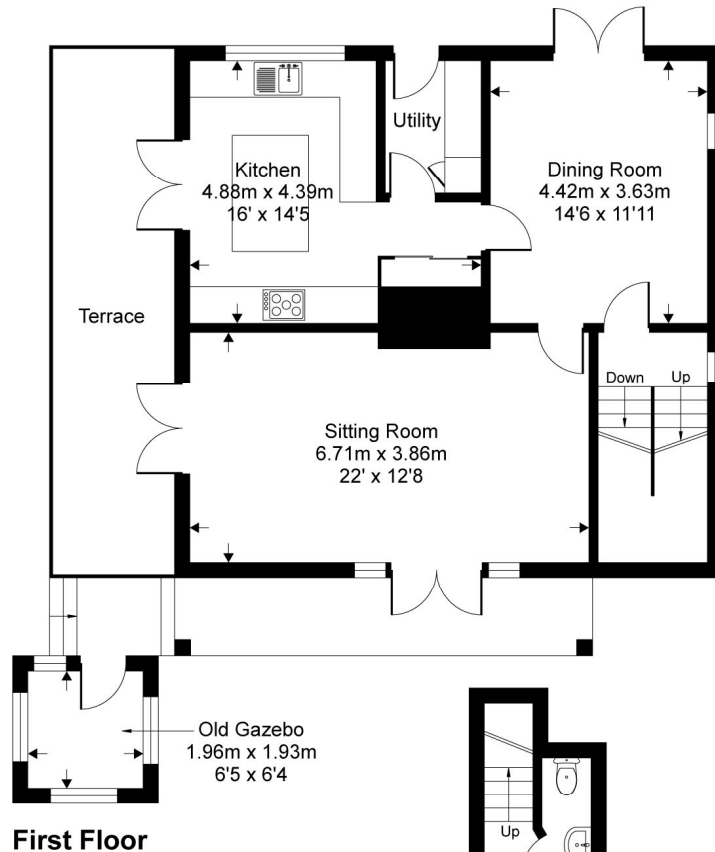
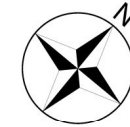
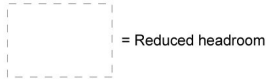
- Entrance hall • Cloakroom • Sitting room with verandah • Dining room • Kitchen/breakfast room with verandah
- Utility room • Three bedrooms • Two bathrooms (one en-suite) • Attic room/home office • EPC rating C
- Large integral double garage and workshop • Grade II Listed ornamental garden & old gazebo



Directions: From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted to Appledore. The Gazebo will be found on the left-hand side after 250 yards.

Military Road

Approximate Gross Internal Area = 149.5 sq m / 1610 sq ft
 Approximate Garage Internal Area = 35.5 sq m / 383 sq ft
 Approximate Outbuilding Internal Area = 3.8 sq m / 41 sq ft
 Approximate Total Internal Area = 188.8 sq m / 2034 sq ft
 (excludes restricted head height)



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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