

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Situated on the edge of the village of Peasmarsch which offers a range of local services including a large independently owned supermarket, a primary school, two public houses 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 (37 minutes). To the west is the historic town of Hastings with its seafront and promenade whilst 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. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Benenden Girl's School, Buckswood School at Guestling and Kings College at Canterbury.

Old Winders House has mellow elevations of brick, weatherboarding and tile hanging beneath peg tiled and pitched roofs. The Georgian portion features tall sash windows, internal shutters and a central entrance portico with semi-circular fan light above a panelled door with fluted ionic pilasters, leading to the Georgian hall, which has a fine turned Georgian staircase to the first floor, an open doorway through to the rear hall with a cloakroom off and French doors an opening onto the eastern terrace and garden.

The drawing room has a tall sash window with shutters, an original period fireplace of the Adam style with a window to the side and a door out to the garden. The sitting room has a tall sash window with shutters, an original period fireplace of the Adam style and arched and panelled decorative alcoves on either side.

The dining room has exposed timbers, oak flooring, a cast iron fireplace fitted with gas fire and French doors opening onto the driveway and orchard beyond. The large farmhouse kitchen has exposed timbers, a partly vaulted ceiling, a 5 burner Lacanche oven, twin ceramic sink, recess for fridge/freezer. In the breakfast area is a wood

burning stove and built in dresser with cupboards. A door leads out onto the south facing loggia/terrace, adjacent utility room and main garden.

On the first floor, the main bedroom has original period built in cupboards, a tall sash window with far reaching view over farm land to Wittersham Church and a cast iron fireplace with an ornamental surround. Bedroom 2 has a tall sash window with views to the North, an additional window overlooking the garden and a cast iron fireplace. There are two further double bedrooms on this floor overlooking the orchard, together with a family bathroom. On the second floor, there is a double bedroom with an adjoining sitting room and an en suite bathroom.

Outside: The property is approached from the road via electric gates opening into a large pea beach driveway with ample space for several cars and access to the garage and workshop, which forms part of an attractive two storey outbuilding of brick and stone with part weather boarded external elevations and a peg tiled mansard roof, comprising two ground floor rooms, a wc and a single first floor room. Would make an excellent office accommodation with suitable planning consent. Beyond is a single storey annexe with vaulted ceilings and exposed roof trusses, affording an open plan living room and fitted kitchen, one double bedroom with an en suite bathroom, together with a private garden accessed via French doors.

Gardens: Glorious gardens which provide colour and interest throughout the year are planted with a wonderful selection of rare specimen trees, pines and exotic shrubs, including: Camellias, rhododendrons, peonies, azaleas and wisterias, evergreen fir trees, eucalyptus, oak and a grand white magnolia Alba. A secret garden is within an area which was once the old grass tennis court. There are areas of sweeping lawn, a small orchard and a York stone paved terrace adjacent to the Loggia. There is a traditional wooden framed 32ft long greenhouse with vine. A natural pond attracts a variety of wild life and the boundaries to the East and South back onto open farmland.



Guide price: £1,250,000 Freehold

Old Winders House, Barnets Hill, Peasmarsh, Rye, East Sussex TN31 6YJ



A substantial Grade II listed detached light and airy country property with well-proportioned rooms. Listed, as being of architectural and historic interest, offering excellent family accommodation, with a classic Georgian façade and front portion to the house together with a late 17th century beamed rear portion and many original features. The numerous outbuildings, including an annexe, are all set within glorious gardens of 2.2 acres.

- Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Cloakroom • 4 Double bedrooms one with ensuite shower
  - Family bathroom • Bedroom 5 with en-suite & sitting room • Stunning loggia with utility room
- Detached single storey annexe • 32ft greenhouse • Period outbuilding comprising garage & workshop with wc and two storey store





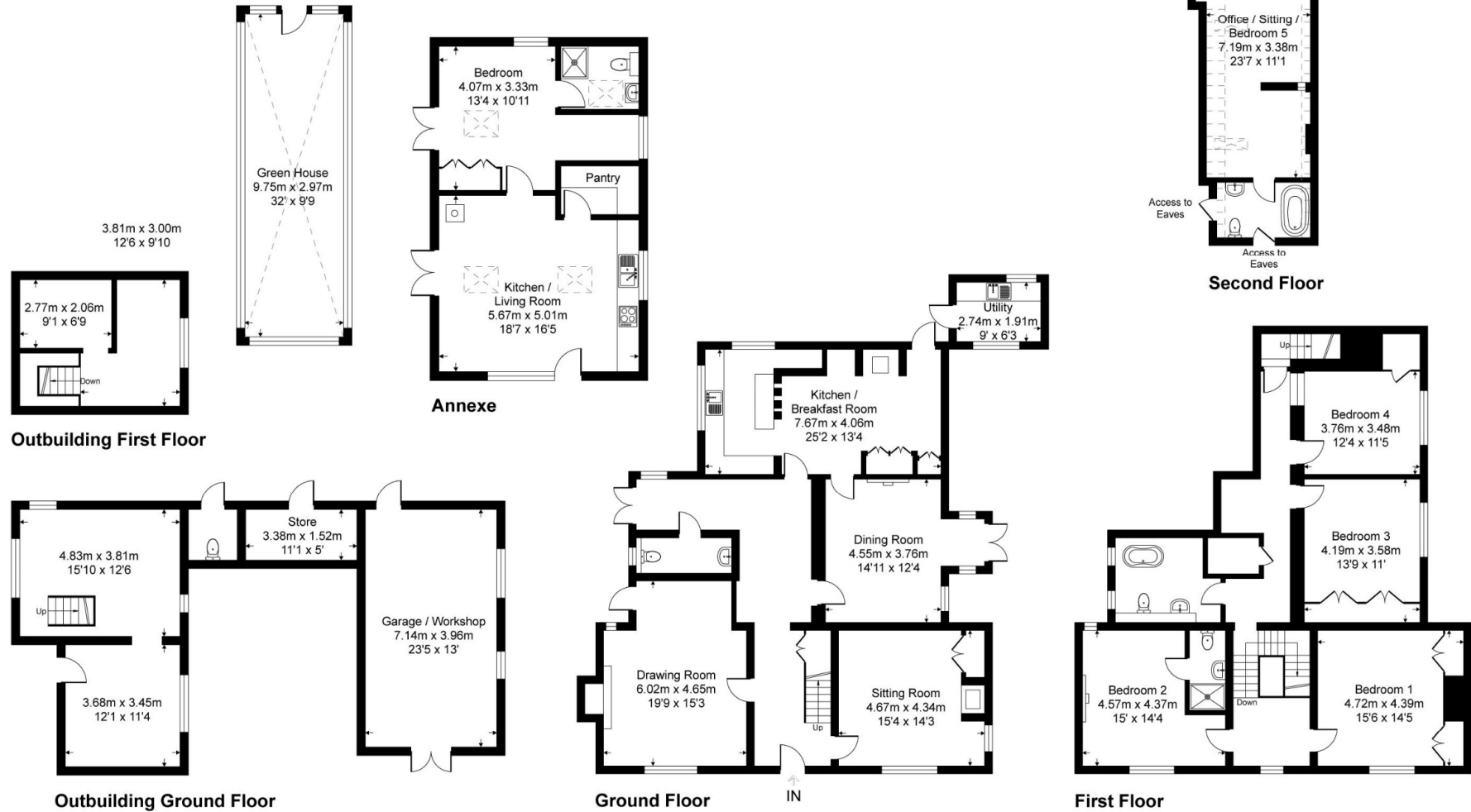
Directions: From Rye take the A268 in a northerly direction passing through Playden and Rye Foreign and continue through the village of Peasmarsch past the turning to Jempsons on your left and proceed up the hill passing Flackley Ash Hotel on your right, where the property will then be found within 250 yards on the left-hand side.

Further Information: Local Authority: Rother District Council. Council Tax Band G  
Mains electricity and water. Private drainage (Cesspit).  
Predicted mobile phone coverage: EE, Three and 02  
Broadband speed: Superfast 40Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

 = Reduced headroom

# Old Winders

Approximate Gross Internal Area = 383 sq m / 3045 sq ft  
 Approximate Garage Internal Area = 28 sq m / 305 sq ft  
 Approximate Annexe Internal Area = 58 sq m / 619 sq ft  
 Approximate Outbuildings Internal Area = 87 sq m / 940 sq ft  
 Approximate Total Internal Area = 456 sq m / 4909 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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