

PHILLIPS & STUBBS



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COUNTRY



Chestnut Lodge is situated within Beckley village which offers a public house. The neighbouring village of Northiam is only 2 miles away and offers a wide range of local amenities and shops including a doctors and dentists surgeries, vets, opticians, bakers, post office and DIY store. The Ancient Cinque Port Town of Rye is approximately 6.5 miles, Tenterden with its tree lined High Street is approximately 8 miles. The nearest mainline railway stations are at Robertsbridge and Battle both around 10 miles.

The property forms a charming Grade II listed attached Regency house presenting mellow sandstone elevations set with timber casement windows and diamond pane fanlights.

Front door into the **entrance hall** having painted pine floorboards and a turned old pine staircase rising to the first floor. Stairs down to the **Cellar**.

Living room has an "Adam style" fireplace fitted with a wood burning stove, bay window to the front, additional window to the side, all with working shutters. French window out onto the side garden and terrace, elegant built in glazed book shelving. **Study** has panelling to the walls, window to the front with working shutters and shelved alcove. Double doors through to the kitchen and utility room. Orangery style **kitchen/breakfast room** is a modern addition but blends in seamlessly with the original. Fitted base units with black Silestone work surfaces incorporate a stainless steel sink unit, integrated dishwasher, multi fuel Range style cooker, space for American style fridge freezer, tiled floor with underfloor heating, and four sets of double doors opening onto the garden. **Utility room** has painted wooden flooring, space and plumbing for washing machine and tumble drier, wall mounted gas fired boiler. Window to rear with shutters. **Cloakroom** fitted with low level w.c and wash hand basin.

First floor landing having doors off to all the bedrooms, built in airing cupboard, painted floorboards throughout.

Bedroom 1 is double aspect with views to the front and side over adjoining farmland, built in double wardrobe, **en-suite bathroom** comprising panelled bath with separate shower unit, low level w.c, wash hand basin with cupboards under, heated towel rail, window to side with views.

Bedroom 2 window to front, built in double wardrobe and additional cupboard, **en-suite shower room** comprising large shower unit, low level w.c, wash hand basin with cupboards under, heated towel rail, window to front.

Bedroom 3 has a window to the side and built in double cupboard, **en-suite shower room** comprising large shower cubicle, low level w.c, wash hand basin with cupboards under, heated towel rail, cast iron fireplace.

Outside: The landscaped gardens have various areas of interest including wooden decking off the kitchen with lawn beyond, a paved side terrace off the living room with mature monkey puzzle tree. A central pathway leads to the front door being flanked by topiary box hedging, lavender bed with bee hives and a pair of topiary peacocks either side of the front entrance gate.

To the side there is an area of off road parking which is accessed off a main drive serving several neighbouring properties. A **detached double garage** (constructed 2017) has an electric up and over door and an EV charging point.

Local Authority: Rother District Council – Tax Band F

Price guide: £875,000 freehold

Chestnut Lodge, Main Street, Beckley, Nr. Rye, East Sussex TN31 6RS



An elegant attached Grade II listed Regency house with an orangery extension providing a stunning kitchen/breakfast room opening onto the landscaped garden.

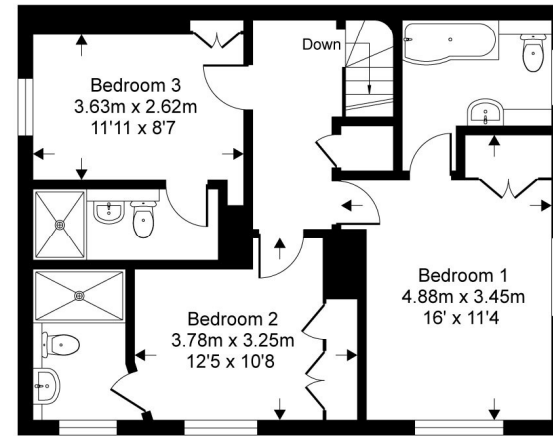
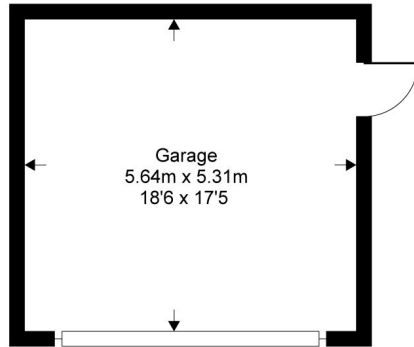
- Entrance hall • Living room • Study • Kitchen/breakfast room • Utility room • Cloakroom • Cellar
- First floor landing • 3 double bedrooms all with ensuite facilities • Landscaped gardens • Double garage • Off road parking



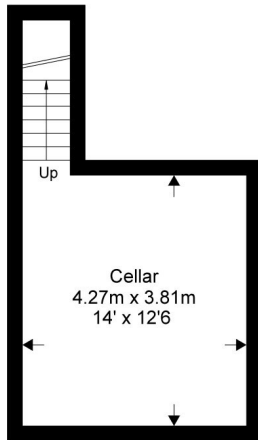
Directions: Entering Beckley from Northiam (Main Street) turn left off the main A28 signposted Beckley B2089, continue for approximately 1.2 miles, passing The Rose and Crown public house and Church Lane, both on your left. The property will then be found a short distance past Church Lane on the left hand side. Park in the gravelled layby in front of the house.

Chestnut Lodge

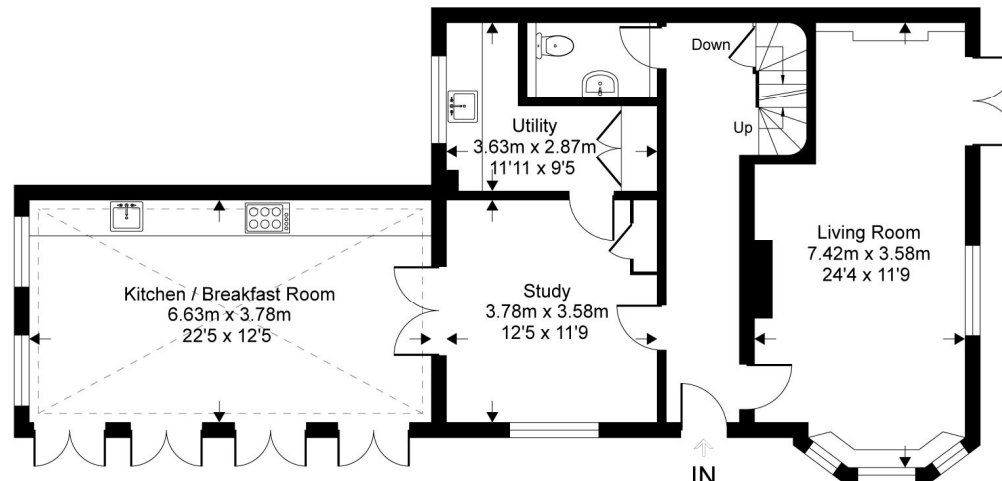
Approximate Gross Internal Area = 174.2 sq m / 1876 sq ft (excludes garage)



First Floor



Lower Ground Floor



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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