

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back off a minor country lane on the rural outskirts of the village of Iden, which has a local community owned convenience store and post office, bowls club, Norman church, village hall, cricket ground and public house. There are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture with an extensive range of shopping facilities, a leisure centre, lawn tennis club and an active local community. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to London St Pancras in 37 minutes. Tenterden is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

A modern detached property constructed in 2014 in a traditional style with mellow brick lower and silver-grey larch wood clad upper external elevations set with oak framed casement and mullion windows, including a double height bay, beneath a series of pitched peg tiled roofs. The light filled accommodation is arranged over three levels, as shown on the floor plan, and combines contemporary open plan living with period features including exposed oak ceiling beams and an inglenook style fireplace.

An oak framed open entrance porch with an oak front door opens into a spacious reception hall with a turned staircase to the upper floors. The double aspect sitting room has a large oak framed mullion bay window providing southerly views to the front, an inglenook style fireplace with a fitted wood burner and glazed double doors leading to a rear terrace with an oak pergola.

From the hall, double doors lead to a triple aspect open plan kitchen/breakfast room and dining/day room with a glass wall to one end providing distant rural views, bi-fold

doors opening to a decked terrace and the garden and a tumbled limestone tiled floor. The kitchen area is fitted with an extensive range of painted base cabinets comprising cupboards and drawers with an integrated dishwasher, wine cooler, oak work surfaces incorporating a breakfast bar, a four-oven electric Aga with a hot plate and filter hood, space for an American fridge freezer and a sink with a slate surround and drainer. Adjoining is a practical utility room with a tiled floor, a stable door to outside, fitted floor cabinets with cupboards beneath an oak worksurface, a sink with a mixer tap, plumbing for a washing machine and an oil boiler. A cloakroom with modern fittings completes the ground floor.

On the first floor, bedroom 1 is double aspect and has doors to a usable balcony with an oak and glass balustrade from where there are widespread rural views. The en suite shower has a walk-in rain shower, close coupled wc and wash basin. Bedroom 2 has a large bay window providing southerly views, a dressing area and an en suite shower room. There is a further double bedroom and a family bathroom with period style fittings including a roll top bath with shower attachment, low level wc and wash basin.

On the second floor, there are two attic rooms, one of which is used as a study with glorious views.

Adjoining open farmland, the property occupies a hedge enclosed rectangular plot of about 0.6 of an acre and is approached from the lane via a shingle driveway leading to a parking area for four vehicles, screened from the house by a mature copper beech hedge, with access to a detached heritage style oak framed double garage with a lean-to store and an external staircase to a first floor home store/studio with two skylight windows. To the front of the house is a south facing Provencal style gravel terrace with a meandering old brick pathway and lavender beds leading to a wide expanse of lawn with a rose arbour, bay trees, oak trees, fruit trees, ornamental grasses, a kitchen garden with raised beds and well stocked shrub and herbaceous borders with mahonia, salvia, hydrangeas, purpleosier willow, verbena etc. To the far end is a natural pond with a willow tree.

Guide price: £1,250,000 Freehold

Firs Orchard, Playden Lane, Playden, Near Rye, East Sussex TN31 7EZ



A modern detached residence, affording light-filled contemporary living space with period style features, occupying a rural elevated position set off a minor country lane close to the village of Iden with wonderful views across adjoining farmland.

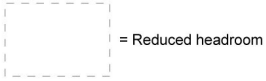
- Open entrance porch • Reception hall • Sitting room • Open plan kitchen/breakfast room and dining/day room • Utility room
- Cloakroom • Bedroom 1 with usable balcony and en suite shower room • Guest bedroom with dressing area and en suite shower room • 1 Further double bedrooms • Family bathroom • Two attic rooms • EPC rating C
- Heritage style double garage with store/studio above • Landscaped gardens and grounds of about 0.6 acres



Services: Mains water and electricity. Klargester treatment plant. Oil central heating. Underfloor heating to ground floor. Oak framed double glazing.

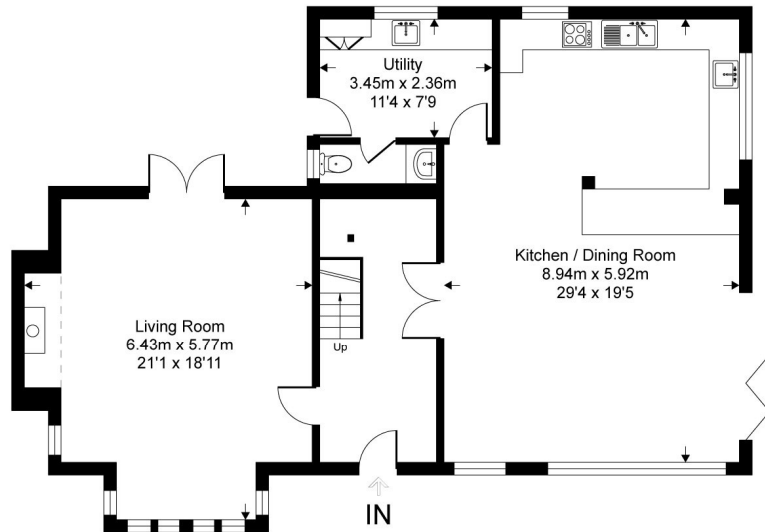
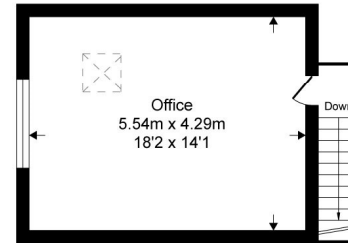
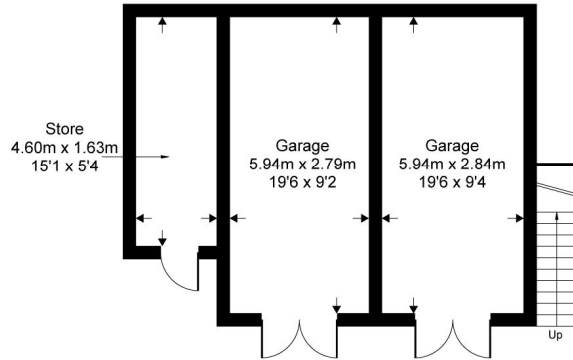
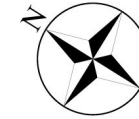
Council Tax Band E

Directions: From Rye, continue up Rye Hill into Playden and after a short distance turn right signposted Iden and Tenterden. Just as you enter Iden village, take the first turning on your right into Playden Lane. Follow the lane for approximately ½ a mile where the property will be found on the left hand side.

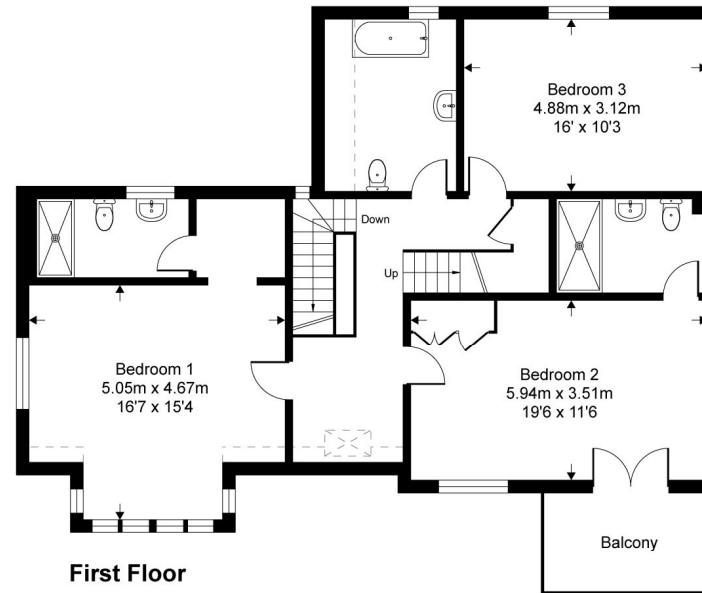


Playden Lane

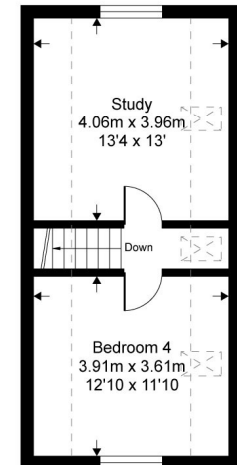
Approximate Gross Internal Area = 229 sq m / 2469 sq ft
 Approximate Garage Internal Area = 34 sq m / 361 sq ft
 Approximate Outbuildings Internal Area = 31 sq m / 336 sq ft
 Approximate Total Internal Area = 294 sq m / 3166 sq ft
 (excludes restricted head height)



Ground Floor



First Floor



Second Floor

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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