

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated towards the end of a no-through shared lane in a semi-rural yet not isolated position away from the main road on the edge of the village of Beckley and enjoys an outlook over a productive kitchen garden/allotment to a backdrop of woodland. Beckley has a Primary School, Norman church and Rose & Crown public house. 3 miles to the north is the larger village of Northiam with everyday shopping facilities, doctor's surgery, optician, veterinary surgery and Great Dixter house and gardens. Further inland is the Wealden town of Tenterden with independent shops and Leisure Centre. 2 miles to the south is Peasmarsh with Jemsons supermarket. Further south is the Ancient Town and Cinque Port of Rye renowned for its medieval fortifications and fine period architecture. From Rye there are direct train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes).

A most appealing and well-presented extended end of terrace period cottage affording stylish, well-planned accommodation over two levels, as shown on the floor plan. The property benefits from planning permission for a first-floor extension to provide a bedroom and en-suite bathroom. Bay window and porch at the ground floor. Ref: RR/2021/2166/P

The property is approached via a part glazed door opening into a hall with a tiled floor, a turned staircase to the first floor and a stable door to a useful boot room.

The well-proportioned sitting room has exposed timbers, oak herringbone pattern flooring and a brick fireplace housing a cast iron wood burning stove. The spacious dining room has a large roof lantern, glazed double doors opening out to the front terrace and oak herringbone pattern flooring.

The kitchen/breakfast room, which has a window overlooking the garden, is fitted with a range of base cabinets with shaker style doors and pewter handles below quartz

worksurfaces with metropolitan tiled splashbacks, an inset ceramic sink with drainer and mixer tap, a built-in double oven and four ring hob, an integrated fridge freezer and below counter space for a dishwasher. A wide opening links the adjacent utility room, which has a tiled floor, a glazed door to outside, a base cabinet with space for a washing machine and tumble dryer and an oil boiler. Also on the ground floor is a bath/shower room with tumbled travertine tile flooring and fittings comprising a pedestal wash basin, a corner wc, a shower enclosure with travertine wall tiling and an inset oval bath with decorative mosaic tiling and central taps.

To the first floor, there is a landing and three double bedrooms. Bedroom 1 and 2 have dormer windows providing views over the garden and neighbouring land. Bedroom 3 has a window to the side enjoying a rural aspect and an en-suite shower room with a wc, walk-in shower enclosure with a large rainfall head and a wash basin.

Outside: From the lane, double timber five bar gates open to an area of hardstanding providing off-road parking for several vehicles and a workshop. Adjacent to the house is a full width sandstone paved terrace with a wisteria covered pergola, which leads onto an area of lawn with raised beds, a variety of specimen trees and an open aspect over the neighbouring horticultural land. To the far corner is a garden office with glazed double doors and windows to the front and further windows to the side.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity, water and drainage. Oil central heating  
Predicted mobile phone coverage: EE, Vodafone and O2  
Broadband speed: Superfast 58Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK  
Pedestrian right of way for neighbouring property.

Guide price: £575,000 Freehold

10 Oakhill Cottages, Peasmarsh Road, Beckley, Near Rye, East Sussex TN31 6TJ



A spacious end of terrace period cottage, affording stylish living accommodation with a large garden and occupying a secluded position in the village. set well away from the main road off a no-through country lane.

- Hall • Living room • Dining room • Kitchen/breakfast room • Utility room • Boot room • Three double bedrooms
- Shower room (en suite) • Bath/ shower room • Oil central heating • Double glazing • EPC rating D • Planning permission to extend • Garden office • Garden • Off road parking for several vehicles

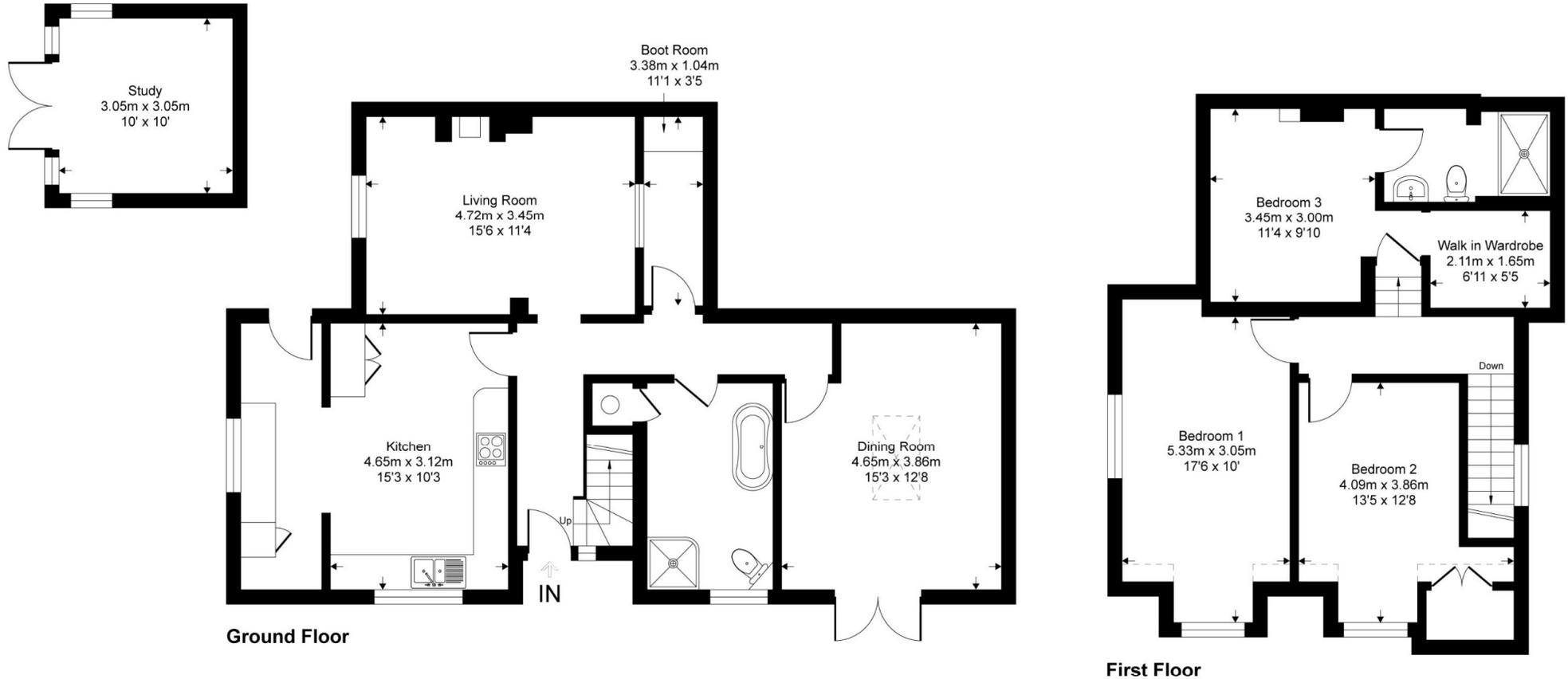


Directions: From Rye, proceed north on the A268 and pass right through Peasmarsch village. Continue on towards Beckley and at Four Oaks, just past Beckley Chapel and about 300 yards before reaching the mini roundabout, turn left immediately after the 30mph sign up a shared lane and continue right towards the end where the property will then be seen after about 60 yards.



# Oak Hill Cottages

Approximate Gross Internal Area = 136 sq m / 1465 sq ft  
Approximate Study Internal Area = 11 sq m / 117 sq ft  
Approximate Total Internal Area = 147 sq m / 1582 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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