



**Flackley Ash Hill Cottage  
Peasmarsh, Rye, East Sussex TN31 6YH**

**Flackley Ash Hill Cottage,  
Peasmarsh, Rye, East Sussex TN31 6YH  
Offers in excess of £475,000**

This deceptively spacious unlisted cottage offers well proportioned accommodation. On the ground floor there is a good size open plan kitchen / dining room, large dual-purpose sitting / family room with original fireplace and wood burner, useful utility cum boot room and downstairs shower room, and to the first floor, 4 bedrooms and a modern traditional style family bathroom.

The property also benefits from an enclosed south east facing garden, a gated driveway providing off-street parking for several cars and an attached store / garage which would house a small car or motorbikes.  
**NO ONWARD CHAIN.**

Set in the heart of the High Weald Area of Outstanding Natural Beauty (AONB) just six miles from Camber Sands, this charming 4 bedroom detached period cottage is also conveniently positioned within the picturesque village of Peasmarsh, just a short drive from the historic Cinque Port town of Rye.

- Unlisted detached 4 bedroom / 2 bathroom period cottage
- Deceptively spacious family friendly accommodation
- Large sitting / family room with fireplace and woodburner
- Enclosed south east facing garden
- Gated driveway / attached store cum small garage
- Local amenities within walking distance
- Wide choice of good local schools nearby
- Accessible semi-rural location close to facilities \* No onward chain

**SITUATION:** Flackley Ash Hill Cottage is situated in the pretty village of Peasmarsh, surrounded by wonderful countryside. The village offers a Jempton's independent supermarket, primary school, post office and two public houses, as well as the lovely Flackley Ash Hotel, which is a short walk away and has health and spa facilities with memberships available. The nearby Cinque Port towns of Rye and Tenterden, which are 3 and 9 miles distant, offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. In addition, there is a wide choice of schools in both the state and private sector. The beautiful coast, which is only a short drive away, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. For rail travel, the nearest station is at Rye, with connections to Ashford, which offers high speed services to London St Pancras.

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**The accommodation comprises the following with approximate dimensions :** **GROUND FLOOR** The front door opens into a **PORCH** area where there is room for storage.

**SITTING / FAMILY ROOM** 23'6 x 12'0. This large, versatile room, which is naturally divided by two shallow wide steps could easily accommodate two different uses if desired. At present, it is set up as a family sitting room at one end, and a snug area in front of the fireplace and wood burner to the other. This space would work equally well as a sitting cum dining room or a sitting room cum study.

**KITCHEN / DINING ROOM** 23'3 x 8'11. With its shaker style kitchen to one end and good size dining area to the other, this sociable space is a lovely place to cook, eat, relax and entertain. The kitchen has a range of fitted wall and base units with worktops and one and a half bowl sink. Built-in double oven, four ring gas hob with extractor above and space and plumbing for an under-counter dishwasher. Staircase to first floor.

**REAR LOBBY** A door from the kitchen gives access to a rear lobby which in turn gives access to the ground floor shower room, utility / boot room and garden.

**UTILITY / BOOT ROOM** This useful space is the perfect place for dirty laundry, boots, coats and dogs! Worktop with butler sink and storage below. Space and plumbing for washing machine. Boiler and hot water cylinder.

**CLOAKROOM / SHOWER ROOM** Handily situated off the rear lobby, this cloakroom / shower room comprises: walk-in shower, wash basin and WC.

Open tread wooden stairs from the ground floor lead to a long **FIRST FLOOR LANDING** which gives access to all the rooms on this floor. Loft access.

**BEDROOM 1** 13'8 x 12'8. A good size double bedroom with built-in storage and window to the front.

**BEDROOM 2** 11'9 x 9'5. Double room with windows to two sides.

**BEDROOM 3** 9'4 x 9'3. A double aspect room with views over the garden.

**BEDROOM 4** 8'10 x 6'10. A pretty single bedroom with views to the rear and would work equally well as a study or home office.

**BATHROOM** A modern traditional style bathroom comprising: free standing claw foot bath with mixer tap and hand held shower attachment; wash basin on chrome stand; WC and heated towel rail.

## OUTSIDE

A single track lane to the rear of the property leads to a five bar gate, behind which is a pebble driveway which provides parking for several cars. A low gate set in a picket fence takes you through to an enclosed fenced garden which has a patio ideal for summer living. There is also a space and electrics in place for a hot tub.

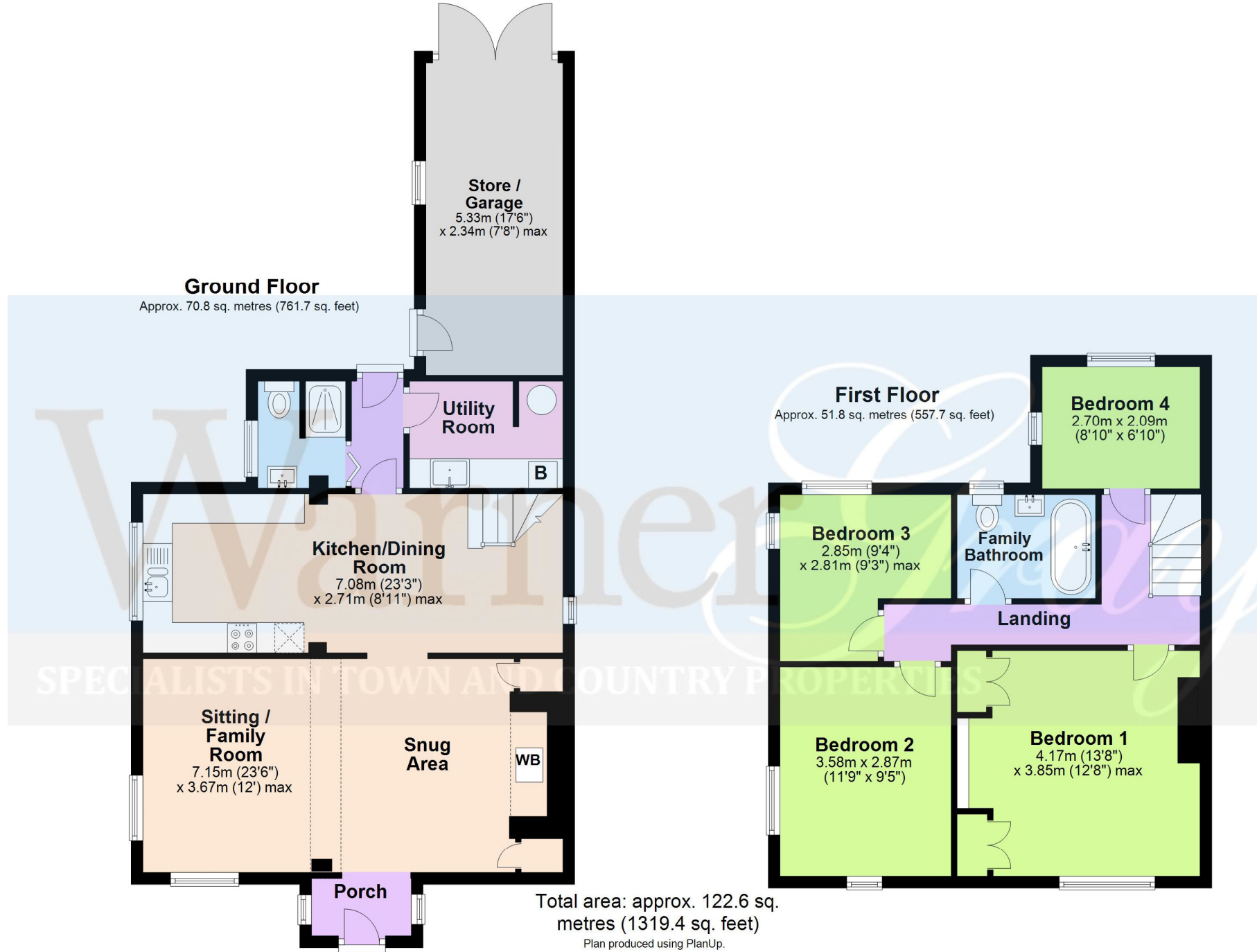
Attached to the back of the house is a useful store cum garage which has double doors to the front that open onto the lane. NB: This would be suitable for housing a small car or motorbikes.

To the front of the house is a small area of garden which is bordered by a picket fence and has steps that lead down to the road below.

**SERVICES** Mains water, electricity and gas. Private drainage. EPC Rating: D. Local Authority: Rother District Council.

**LOCATION FINDER** what3words: [///voices.cotton.query](https://www.what3words.com/voices.cotton.query)





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