



**2 Peacocke Way,
Rye, East Sussex TN31 7FD**

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Guide Price : £750,000

Located on the fringes of Rye within walking distance of the town centre, is this lovely detached 3/4 bedroom / 3 bathroom house which offers the best of two worlds. While the traditionally designed exterior gives a lovely established feel, the interior has been designed with modern living in mind.

There is a spacious shaker style kitchen / dining / family room which opens out onto the beautifully landscaped south-east facing garden at the rear, making this an ideal place for entertaining family and friends.

In addition, there is a large sitting room that also opens onto the garden and a study / reception room. This property also exudes practicality, with a utility room, cloakroom and a good amount of built-in storage. Three of the bedrooms are doubles, while the fourth is smaller and currently fitted out as a dressing room. The generous bathroom facilities are all of a high specification.

This house also benefits from a double garage with parking for two cars to the front and from having open countryside and the beautiful East Sussex coast on the doorstep.

- A most attractive detached 3 / 4 bedroom modern home
- Built in 2016 to a high specification / warranty in place
- Well proportioned light, bright accommodation
- Spacious open plan kitchen / dining / family room
- Family bathroom and two en-suite shower rooms
- Beautiful landscaped south east facing garden
- Double garage / parking for two cars
- Circa 15 minute walk to station and town centre
- Wide choice of good local schools and amenities
- Romney Marsh and Coast, a stones throw away

SITUATION This property is situated on the fringes of the historic Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex.

The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stone's throw away there are many good walks and leisure activities to pursue. There is a choice of educational opportunities nearby in both the state and private sector. For transport the town has local train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes.

www.warnergray.co.uk

email : info@warnergray.co.uk Tel 01797 290050

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The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** The front door opens into a good size, welcoming hall. Space for free standing furniture. Staircase to first floor with under stairs cupboard. The Kaindl County Oak Laminate flooring with underfloor heating extends throughout the ground floor. NB: Each room has its own thermostatic control.

CLOAKROOM A generous cloakroom with wash basin and WC.

SITTING ROOM 25'11 x 13'3. This lovely, triple aspect room, with its square bay to the front, fireplace with contemporary coal effect gas fire and glazed french doors onto the garden is a most comfortable space for summer and winter living.

KITCHEN / DINING / FAMILY ROOM 19'0 x 13'1. With its high spec kitchen, bespoke island, separate dining area and seating area with views over the garden, this stunning room is truly the heart of this home. There are a range of mussel shaker style base units, drawers and cupboards with granite worktops, giving a fresh modern feel. The high-end appliances include a built-in eye level Bosch double oven, five ring gas hob with extractor and Bosch integrated dishwasher. One and a half bowl stainless steel inset sink with macerator.

UTILITY ROOM 8'1 x 5'0. A useful space off of the kitchen for additional electrical appliances. Tiled worktop with built-in cupboard below and matching wall cupboards. Space and plumbing for washing machine. Bosch American style free standing fridge and freezer (included in sale). Vaillant Boiler.

STUDY 13'10 x 9'6. This additional reception room, currently set up as a study, could be used in a variety of different ways. 2 floor to ceiling built-in bookcases and a corner display unit.

FIRST FLOOR LANDING Stairs from the ground floor lead to a light and airy landing with airing cupboard. Loft access.

BEDROOM 1 15'11 x 9'7. This spacious principal bedroom with its walk-in wardrobe is a tranquil place to sleep and relax

EN-SUITE SHOWER ROOM Comprises a shower cubicle, wash basin, WC and heated towel rail. Mirrored cabinet with light over. Karndeian tile vinyl flooring.

BEDROOM 2 12'0 x 10'9. A good size double with built-in storage.

EN-SUITE SHOWER ROOM Consists of shower cubicle, wash basin with motion sensor mirrored light over. W.C. Heated towel rail. Karndeian tile vinyl flooring.

BEDROOM 3 10'11 x 10'9. Double bedroom with built-in cupboard and views over the lovely garden. Currently used as a study.

BEDROOM 4 10'10 x 7'0. The smallest of the bedrooms, it sits next to the main bedroom and is currently fitted out as a dressing room.

BATHROOM A modern suite panelled bath with shower over; wash basin mirrored cabinet with light over and shaving socket. WC; and heated towel rail. Room for free standing storage. Karndeian tile vinyl flooring.

DOUBLE GARAGE 19'8 x 19'4. Situated close to the house, this spacious double garage would suit car enthusiasts and busy families alike. Electric up and over door to front. Door to rear patio at side. Tufferman racking.

OUTSIDE

The front of the property has an attractive approach over a short block paved private road which is part owned by this property and the neighbouring properties either side. To the front of the garage, which is situated to the side of the house, there is parking for two cars side by side. A gate from this area leads to the beautifully landscaped southeast facing rear garden which has been divided into formal parterre beds, planted with olive trees and lavender. A tiered area at the end of the garden is planted with mature shrubs and ornamental trees which draw the eye and invite you to explore further. A large patio conveniently situated at the back of the house makes an ideal spot for al fresco dining and summer living. There is also a timber gazebo and pergola which add interest and give different areas in the garden to sit and relax. There is a smaller patio area to the side of the gazebo.

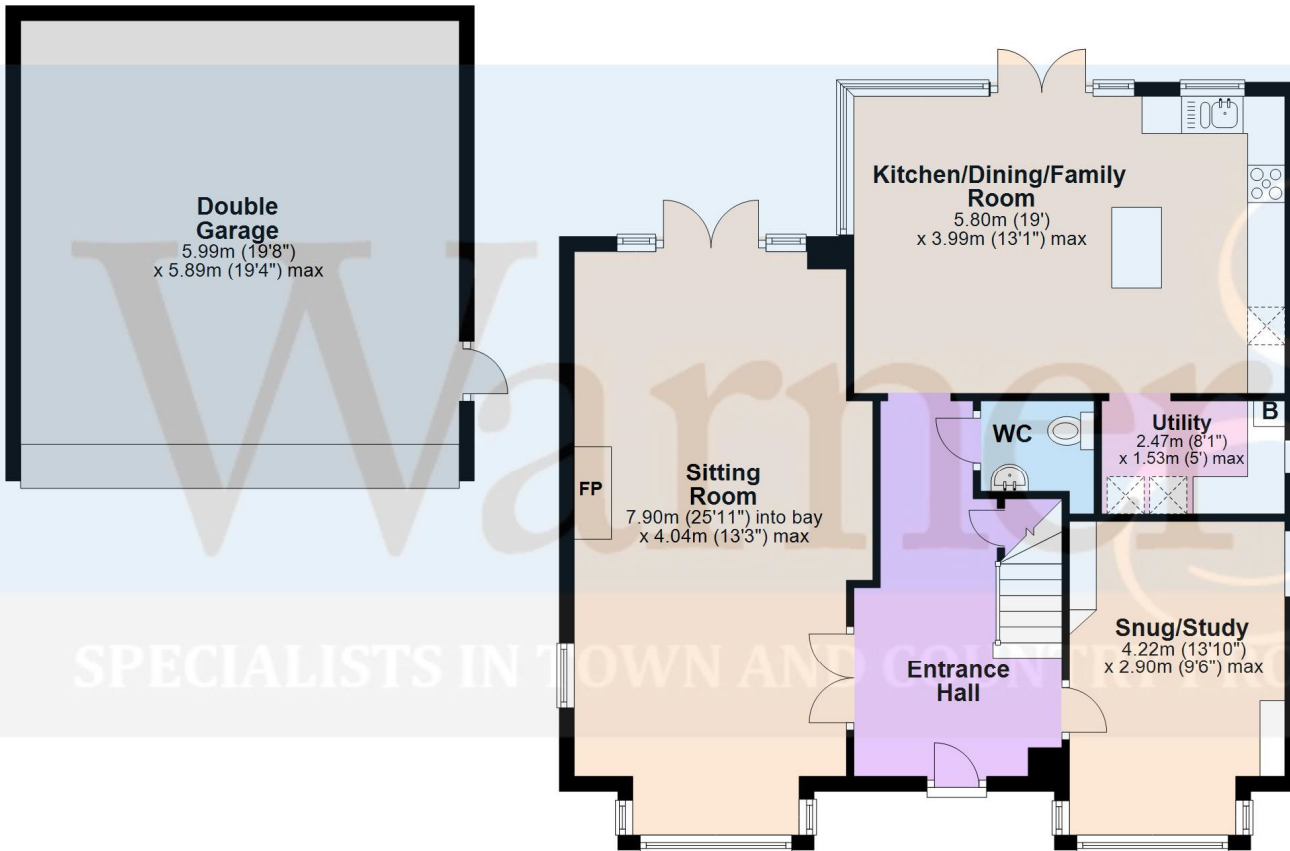
SERVICES Mains: water, electricity, gas and drainage. Water based under floor heating system to ground floor (thermostats to each room) / traditional radiators to first floor. EPC : B. Local Authority: Rother District Council.

MAINTENANCE CHARGE Please note there is an annual maintenance charge, paid in two equal half yearly payments, which covers the general maintenance of the communal areas. We are advised that the payment for September 2022 to September 2023 is £280.40. This charge is managed through a Residents Committee



Ground Floor

Approx. 117.4 sq. metres (1263.4 sq. feet)



First Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 187.1 sq. metres (2014.2 sq. feet) Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Plan produced using PlanUp.



