

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Braeside is located in the village of Beckley which has a church, infant/primary school, public house, bowls and cricket clubs, recreation ground with multi use games area for tennis, netball, basketball etc and a thriving village hall hosting a pre-school, monthly farmers market and variety of social and leisure activities including amateur dramatics, yoga, pilates etc. The village of Northiam (2 miles) offers further leisure facilities, a library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall. More comprehensive facilities are available in Peasmarsh (2.5 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5 miles) with Waitrose & Tesco supermarkets. Rye, renowned for its medieval fortifications and fine period architecture, is 5.5 miles. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5minutes and 1hr, 20 minutes respectively. Ashford International (20 miles) provides Eurostar services to the Continent and a high speed service to London St Pancras in 37 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

A detached Grade II Listed property of seventeenth century origin with a later Georgian facade of timber frame and brick construction beneath a pitched peg tiled roof with a catslide to the rear. The well presented accommodation is arranged over two levels, as shown on the floor plan.

A six panel front door with pilasters, pediment and tympanum opens into a hall with a turned staircase to the first floor. The well proportioned, double aspect living room has sash windows with the original shutters overlooking the front garden and a fireplace with a decorative surround. The dining room has a large sash window with original shutters, a large inglenook fireplace with a fitted wood burner and exposed studwork to the walls. The kitchen/breakfast room, which has a part vaulted ceiling with exposed

timber framing and a small gallery, is fitted with a range of hand crafted painted shaker style cabinets beneath granite work surfaces including an island unit with breakfast bar, double butlers sink, integrated dishwasher, 5 burner gas hob, double electric oven, American fridge freezer, fitted wood burning stove and gas Rayburn set into a fireplace which provides central heating and hot water. Underfloor heating. Adjoining is an orangery, which overlooks the rear garden and fields beyond, with a large roof lantern and double doors to the terrace and having underfloor heating.

Adjacent to the kitchen is a utility room with a back door, vaulted ceiling and fitted shaker style cupboards beneath worktops, under counter wine fridge, larder cupboard, sink and plumbing for a washing machine. Also on the ground floor is a study/bedroom 3 with a window to the front and having underfloor heating. French doors to the south facing terrace and a vaulted ceiling with exposed timbers. A connecting door leads to a cloak/shower room with a large walk-in shower, close coupled w.c and wash basin with vanity cupboard.

On the first floor, there is a landing with dado height panelling and access to the principal bedroom with a fireplace and bathroom with a close coupled wc, wash basin and freestanding rectangle bath with a shower attachment. In addition, there is a small bedroom 4 /nursery/study and a further double bedroom with an ensuite shower room with a close coupled wc, pedestal wash basin and tiled shower enclosure.

**Outside:** The property is approached from the road via a 5 bar gate to a gravelled driveway providing off road parking for several vehicles. The front garden is screened from the road by a hedgerow and is laid to level lawn with a wild flower area, specimen trees to the sides, climbing roses, hollyhocks, hydrangeas and a central old brick path. To the rear of the property is an extensive flagstone paved south facing terrace with low-level post and rail fencing allowing views across the open countryside beyond.

Price: £800,000 Freehold

Braeside, Main Street, Beckley, Near Rye, East Sussex TN31 6RG



A well presented detached Grade II Listed Georgian double fronted house with many period features set back from the road in mature gardens backing onto open farmland.

- Entrance hall
- Living room
- Dining room
- Kitchen/breakfast room
- Orangery
- Utility room
- Bedroom 3
- Ground floor shower/cloakroom
- Principal bedroom with bathroom, adjacent small bedroom 4/Nursery/Study.
- Further double bedroom with en suite shower room
- Gas central heating
- EPC rating E
- Front and rear gardens
- Off road parking for several vehicles



Local Authority: Rother District Council. Council Tax Band F

Mains electricity, water, gas and drainage.

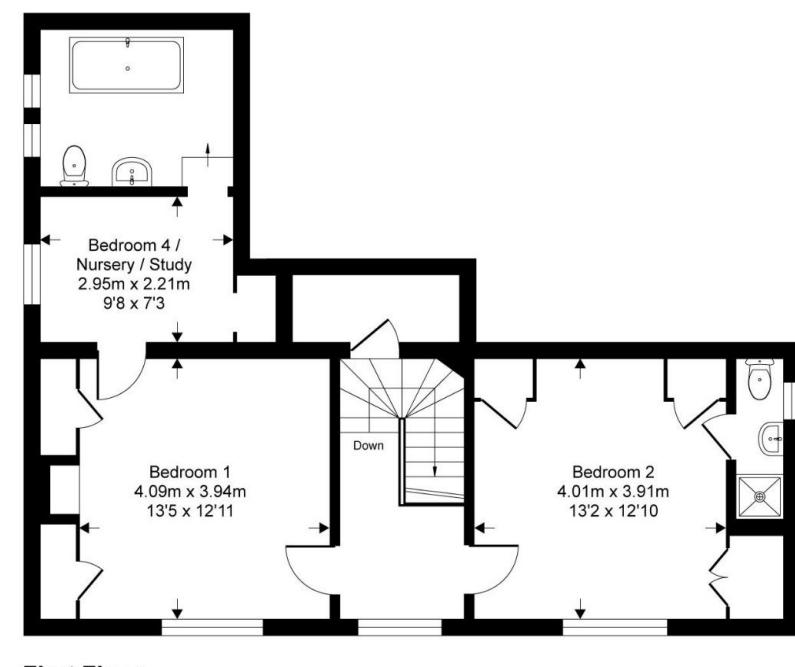
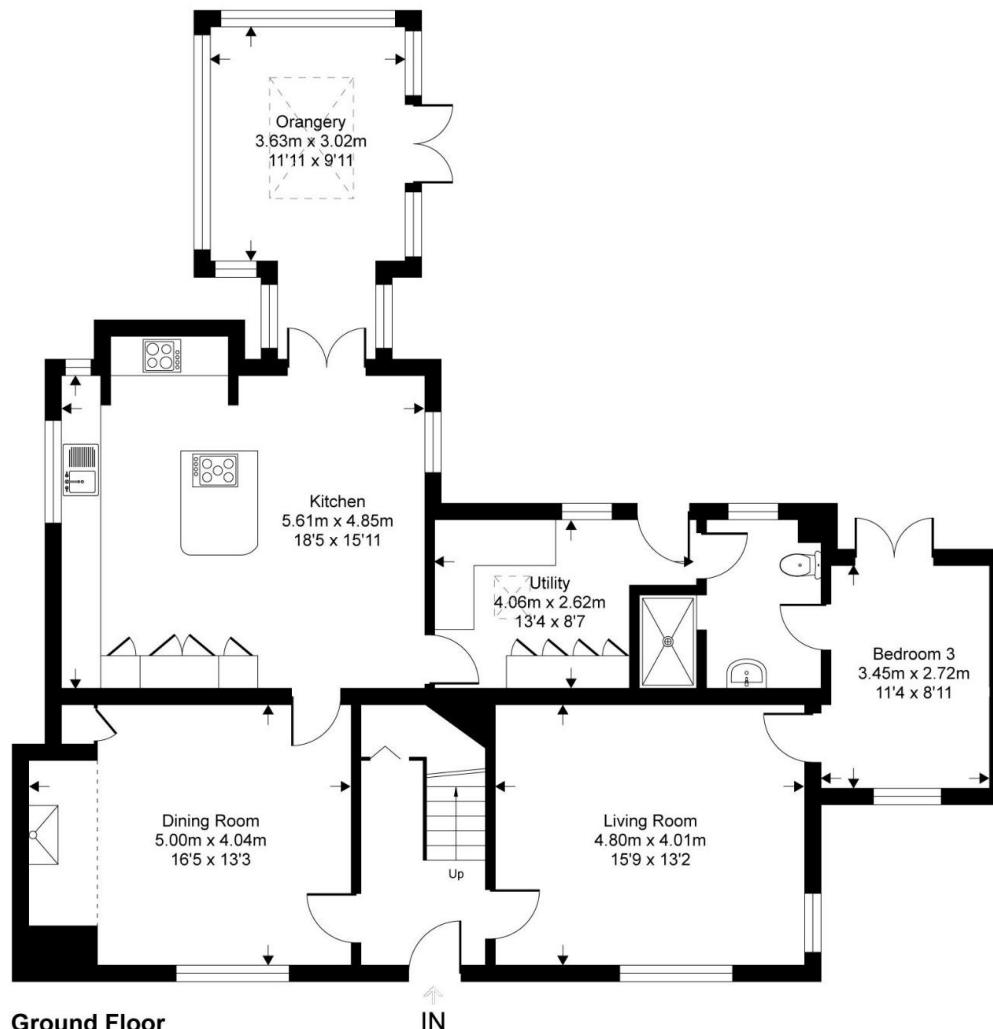
Predicted mobile phone coverage: EE and 02 (Limited)

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Directions: Leaving Rye in a northerly direction along the A268, proceed through the village of Peasmash and turn left at the Four Oaks junction onto the B2088 Main Street. Continue through the village of Beckley where the entrance to the property will then be seen on the left-hand side after about 300 yards.

Approximate Gross Internal Area = 185 sq m / 1995 sq ft



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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