



Blanchland House

Leasam Lane

Playden Rye East Sussex TN31 7UE

A beautifully well appointed Edwardian country house with delightful garden room extension and far reaching southerly views over Rye Bay and the Fairlight Hills. The house enjoys a large private garden and adjoining paddock. In all just under 3 acres.

Guide Price: £1,395,000



Accommodation

Elegant reception hall • Sitting room • Dining room
Study • Garden room • Snug • Kitchen • Butlers pantry
Cloaks/shower room • Utility room • Six bedrooms
Family Bathroom • Family shower room • Walk in linen cupboard • Gardens and Grounds • Entrance forecourt

Gardens

Tractor shed • Greenhouse and brick built store
Paddock

Communications

Rye – 1 mile • Tenterden – 10 miles • Ashford
(Motorway and mainline railway station) – 17 miles
Hastings – 13 miles





Situation

Blanchland House is situated on a quiet no through lane in the village of Playden.

Playden lies just north of Rye, an ancient Cinque Port town renowned for its charm and history, having a comprehensive range of shopping facilities, many restaurants, cinema and an active local community. There are major supermarkets in Peasmarsh and Rye with further shopping in Tenterden, Hastings and Ashford. From the town there are local train services to Brighton and Ashford where the High Speed train service runs to London St Pancras. Eurostar services to the Continent also run from Ashford International. The M25 via the A21 can be accessed at Junction 5 and the M20 via Junction 8 both provide links to Gatwick and Heathrow airports and other motorway networks while the M20 also runs to the Channel Ports and Tunnel. There is a wide range of both state and private schooling in the surrounding area.

Blanchland House

This handsome Edwardian house has been beautifully renovated and extended during the present ownership and is now an elegant and inviting country house. Blanchland House has many delightful character features including high ceilings, original fireplaces, detailed plaster mouldings and panelled doors.

The main reception rooms are accessed from a spacious reception hall. The sitting room enjoys a double aspect with views over the gardens to the rear. The dining room is a splendid space for formal entertaining with a fireplace at one end and a door out to the verandah.

To the front of the house is the study with a bay window and fireplace. The kitchen is well fitted with a range of units and a granite topped island. Unusually there is an additional Butlers pantry with sink, oven, fridge and extra storage space. The downstairs cloakroom has been fitted with a multi jet shower.

Adjoining the kitchen is the delightful garden room, a recent addition complete with overhead lantern and two sets of bi-fold doors opening onto the gardens. This room has ample space for a dining table as well as sofas, making this an attractively informal part of the house. Beyond the garden room is the utility room with Belfast sink and plumbing for washing appliances.

Upstairs there are six bedrooms including the large master bedroom with fitted cupboards and fabulous views towards the sea. The family bathroom has been fitted with contemporary sanitary ware including a Jacuzzi style bath. In addition there is a well appointed shower room complete with multi jet shower.



Gardens and Grounds

The approach is from a large shingle forecourt and driveway extending to one side of the house providing ample off road parking. A concrete plinth has been installed ready for the erection of a triple bay garage. Adjacent is the greenhouse and brick built garden store. To the side of the garden room is a decked terrace

To the immediate rear of the house is an attractive verandah overlooking the formal pond, rose garden and lawns. The gardens gently slope away from the house and have far reaching views down to the town, Rye Bay and the Fairlight Hills. To one side is the tractor shed.

The gardens are a large, private space and offer an opportunity, subject to the necessary planning permissions for the addition of perhaps a tennis court and / or a pool.

The paddock is to the easterly side of the house and has access from both the lane and the garden. Measuring just over an acre it would be suitable for a pony.

Services

Mains water, electricity and drainage, oil fired central heating.

Directions

From Tenterden: Leave the town on the B2082 Smallhythe Road and pass through Wittersham. At the junction with the A268 bear left. Upon entering Playden, Leasam Lane is on your right. Follow the lane for a short distance and Blanchland House will be found on your right.

From Rye: Follow the A268 north out of the town. At the top of the hill is Playden and Leasam Lane will be on your left. Follow the lane for a short distance and Blanchland House will be found on your right.

Viewing

Strictly by appointment only. **(C1257)**.

Energy Performance Certificate



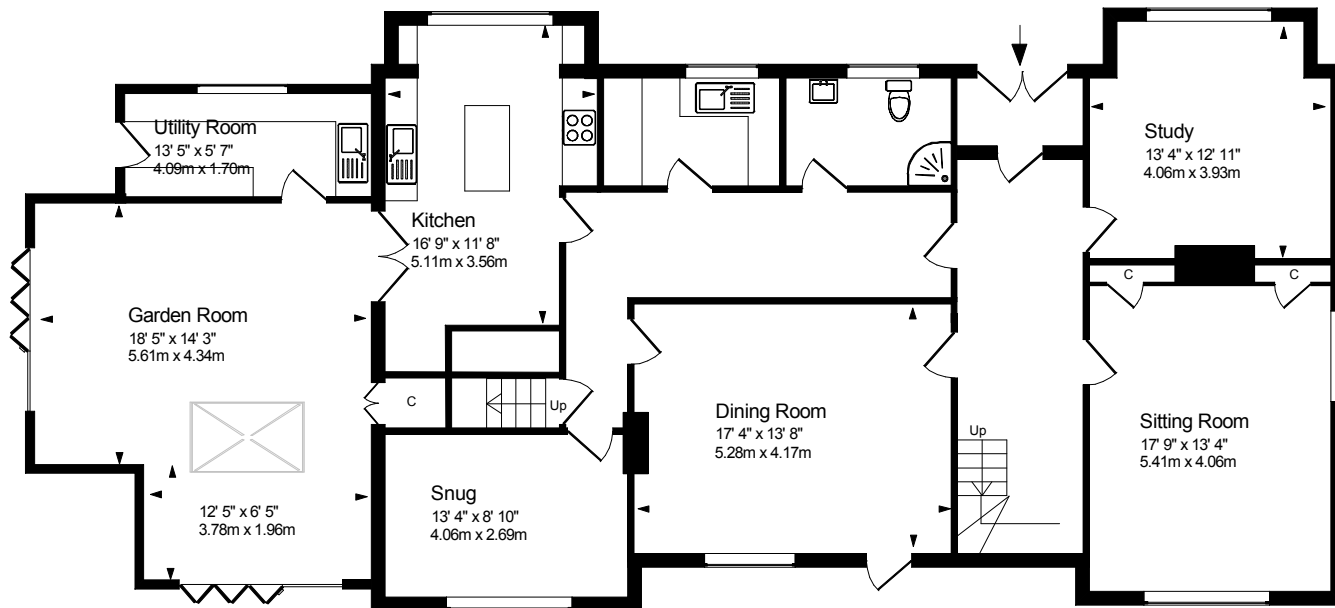
Blanchland House

Leasam Lane

Playden Rye East Sussex TN31 7UE



First Floor



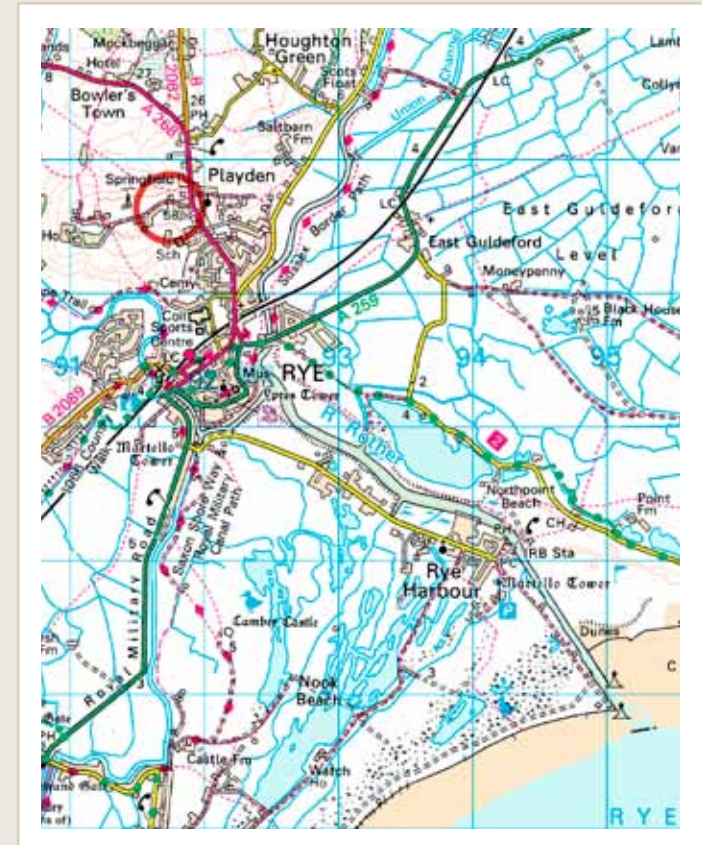
Ground Floor

Approx. Gross Internal Floor Area: 3,325 Sq. Ft. / 309 Sq. M
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Boundary Plan for identification purposes only



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To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

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Whatever stage you are at, feel free to give me a call. I would be happy to help



Simon Godfrey

Director & Head of
Hobbs Parker Tenterden Homes