The property occupies a commanding position set on high ground in a favoured private road location within 10 minutes walking distance of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Festival is held annually. From the town there are local train services to Brighton and to Ashford, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

Forming one end of a substantial property, dating from 1901 with later additions to either end in 1931, in the style of the renowned architect Reginald Blomfield with rich red brick and tile hung elevations, as one of the country retreats of the Tate family. Hilden retains features of the period including fireplaces, dado rails, corniced ceilings, panelled doors and copper door furniture. The accommodation is arranged over three levels, as shown on the floor plan.

An oak front door with moulded and panelled surrounds and a projecting hood above supported by scroll brackets, opens into an entrance hall with steps down to a lower hall with stairs off to the first floor and a cloakroom off with fitments comprising a close coupled w.c and wash basin.

The double aspect sitting/dining room has a large bay window to the rear, polished oak strip flooring, corniced ceiling and a fine period fireplace with a tiled hearth, marble surround and white painted outer surround. The kitchen, which overlooks the garden, has fitted wood effect work surfaces to three walls with cupboards and drawers under, tiled splashbacks, below counter space and plumbing for a washing machine, a gas point for a cooker and a door to the rear terrace. A wide opening leads through to the double glazed conservatory/breakfast room with a door to the terrace.

On the first floor there is a landing with an airing cupboard and stairs to the second floor. The master bedroom has a bay window to the rear providing widespread views and a corner fireplace with a tiled surround. The en-suite shower room has a close coupled w.c, pedestal wash basin and shower cubicle. Bedroom 2 is double aspect and has a corner fireplace. The family bathroom has fitments comprising a panelled bath with a shower attachment, a pedestal wash basin and a close coupled w.c.

On the second floor, bedroom 3 has a window to the side and a corner fireplace. A connecting door leads to a study/dressing room with a skylight window. Bedroom 4 enjoys far reaching across Rye to the sea in the far distance.

Outside: Immediately adjacent to the rear of the property is a raised quarry tiled terrace extending the width of the house with stone retaining walls and steps leading down to the gently sloping fence enclosed rear garden 100’ x 50’, laid to lawn with shaped flower beds, herbaceous borders, specimen trees and a productive kitchen garden. Gardener’s shed and stores. Detached garage 19’1 x 8’8: of brick elevations set with an up and over door to the front and a personal door to the rear.

Directions: From the centre of Rye proceed northwards on the A268 passing over the humped back bridge and continue up Rye Hill. Pass Deadmans Lane and take the next turning on the left into the private road, Hillyfields, and Hilden is the first house on the left.
Guide price: £660,000 Freehold

Hilden, Hillyfields, Rye, East Sussex TN31 7NH

A fine period house, forming one end of a substantial country residence, affording light, well-proportioned living space, together with a garage, set on high ground off a shared private road with commanding southerly views across Rye Town towards the sea in the far distance.

- Hall
- Cloakroom
- Sitting/dining room
- Kitchen
- Conservatory
- Landing
- Four bedrooms
- Shower room (en suite)
- Family bathroom
- Study/dressing room
- Gas central heating
- Partial double glazing
- EPC rating E
- Established 100’ rear garden
- Detached garage
GROUND FLOOR

- **Bedroom 1**: 17'7 (5.36) max x 16'3 (4.95) max
- **Sitting / Dining Room**: 29'5 (8.97) max x 15'2 (4.62) max
- **Kitchen**: 12'3 (3.73) x 9'2 (2.79)
- **Conservatory**: 9'2 (2.79) x 7'11 (2.41)
- **Garage**: 19'1 (5.82) x 8'8 (2.64)

FIRST FLOOR

- **Bedroom 2**: 12'6 (3.81) x 9'11 (3.02)
- **Study**: 9'5 (2.87) x 8'6 (2.59)

SECOND FLOOR

- **Bedroom 3**: 15'4 (4.67) max x 11'7 (3.53) max
- **Bedroom 4**: 11'6 (3.51) max x 10'2 (3.10) max

**APPROX. GROSS INTERNAL FLOOR AREA 1911 SQ FT 177.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements: Strictly by appointment with Phillips & Stubbs

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