



## Brabands

Rye Road

Rye Foreign, East Sussex TN31 7UR

A stylishly presented country house that has been subject to a meticulous programme of renovation and improvement including a fabulous dining room extension. Extensive gardens, paddocks, outbuildings and a two bedroom detached cottage.

In all about 9.4 acres.

Offers in excess of £1.1m

### Accommodation

Reception hall • Sitting room • Dining room  
Family room • Kitchen / breakfast room with larder  
Cloakroom with WC • Utility room • Boot room  
Master bedroom with dressing room and bathroom en suite • Two double bedrooms sharing a Jack & Jill shower room • Two further bedrooms on second floor  
Family bathroom

### Cottage with private garden

Sitting room • Kitchen / dining room • Two bedrooms  
Bathroom

### Gardens and Grounds

Gardens including fenced children's play area • Garage  
Stables • Poultry shed • Paddocks extending to approximately 6.75 acres

### Communications

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





### Situation

Brabands is situated in Rye Foreign, a hamlet between Rye and Peasmarsh.

Rye is an ancient Cinque Port town renowned for its charm and history, and has a comprehensive range of shopping facilities, many restaurants, cinema and an active local community.

There is a really good independent supermarket, Jempsons, just down the road in Peasmarsh. Further shopping opportunities exist in Tenterden, Hastings and Ashford.

From Rye 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.

There is a wide range of both state and private schooling in the surrounding area.

### Brabands

Brabands has been subject to a comprehensive programme of improvement and renovation and the result is a stylish and welcoming family home. For character think exposed floor boards, inglenook fireplaces, latch doors and exposed beams.

The reception hall is a generous space with wooden floors running into the main reception rooms. At the far end, double doors open into the double aspect sitting room, with open fireplace with wood burner and bay window with views to the gardens.

Adjacent is the family room with a beautiful inglenook fireplace, again with exposed polished floorboards.

The dining room is a fabulous new addition, built in an 'orangery' style with bi fold doors opening onto rear terrace.

The kitchen is the perfect farmhouse kitchen, with space for a breakfast table and a sofa, as well as a range of fitted units under a wooden work surface. In addition to the walk in larder there is a really useful large pantry providing excellent storage space.

The utility room is plumbed for washing appliances and beyond is the large boot room with further storage space.

Upstairs there is a spacious landing with a number of built in cupboards. The master bedroom suite is beautiful, with wooden floors and a fireplace. A door opens onto the balcony providing a lovely spot for morning tea on a sunny day. The suite has a well fitted dressing room with a number of built in wardrobes as well as a smart shower room with all body shower.

The two further bedrooms on the first floor are both doubles and these share a 'Jack & Jill' shower room. The family bathroom is beautifully fitted with a free standing bath as well as a separate shower.



On the second floor there are two more bedrooms, with painted floorboards.

### The cottage

The well presented cottage is situated well away from the main house and offers good size ancillary accommodation with a separate sitting room and kitchen/ dining room. The shower room is downstairs and is attractively tiled with a large walk in shower.

Upstairs there are two double bedrooms together with useful eaves storage.

To the rear of the cottage is a private area of fenced garden.

### Gardens, grounds and outbuildings

Brabands is approached via a motorised five bar gate and is set well back in its' plot. The drive, with turning circle, leads up the house and there is ample parking for a number of vehicles.

The gardens surround the house providing pleasing aspects from all directions. To the immediate rear is a large terrace providing a perfect spot for outdoor entertaining. Further round is a sunken garden with raised planted beds. To one side of the house is a fully fenced children's play area which can be used all year round.

Set amongst the lawns there are many mature trees including some fine oaks, as well as a number of productive fruit trees. Towards the top of the plot is an area of woodland with a seasonal pond.

The property has an excellent range of outbuildings, with a large double garage, former chicken shed that has a range of potential uses, and stables with three loose boxes. Beyond the gardens are the fenced paddocks which measure around 6.75 acres making this property suitable for equestrian use.

### Services

Mains water, gas & electricity, private drainage, gas fired central heating.

### Directions

**From Tenterden:** Leave the town on the B2082 Smallhythe Road and pass through Wittersham. At the junction with the A268 turn right towards Peasmarsh. The property will be found on your right after around ¼ mile. Look out for the white stones on the verge.

**From Rye:** Follow the A268 north out of the town. Pass through Playden and continue towards Peasmarsh. After the junction with the B2082, the property will be found on your right after around ¼ mile.

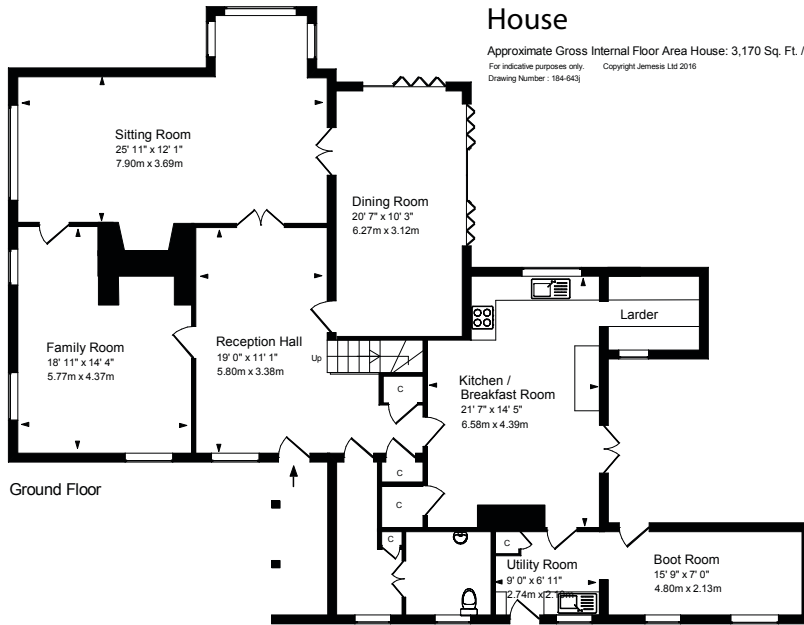
### Viewing

Strictly by appointment only. **(C1279)**.

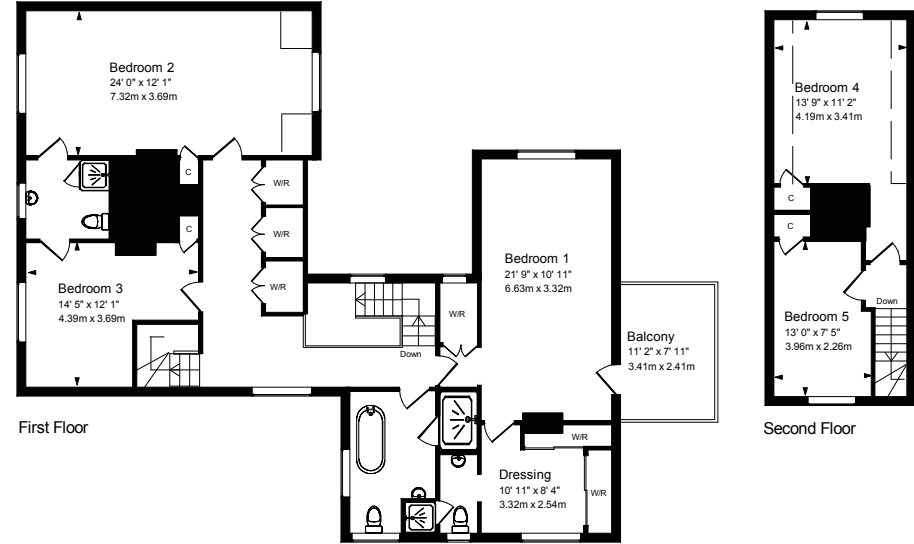


# House

Approximate Gross Internal Floor Area House: 3,170 Sq. Ft. / 295 Sq. M.  
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 Drawing Number: 184-643

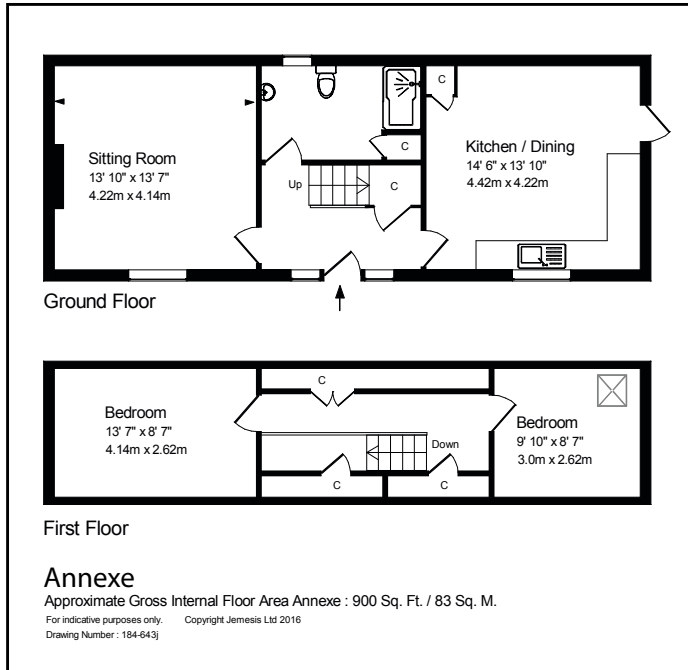


Ground Floor



First Floor

Second Floor

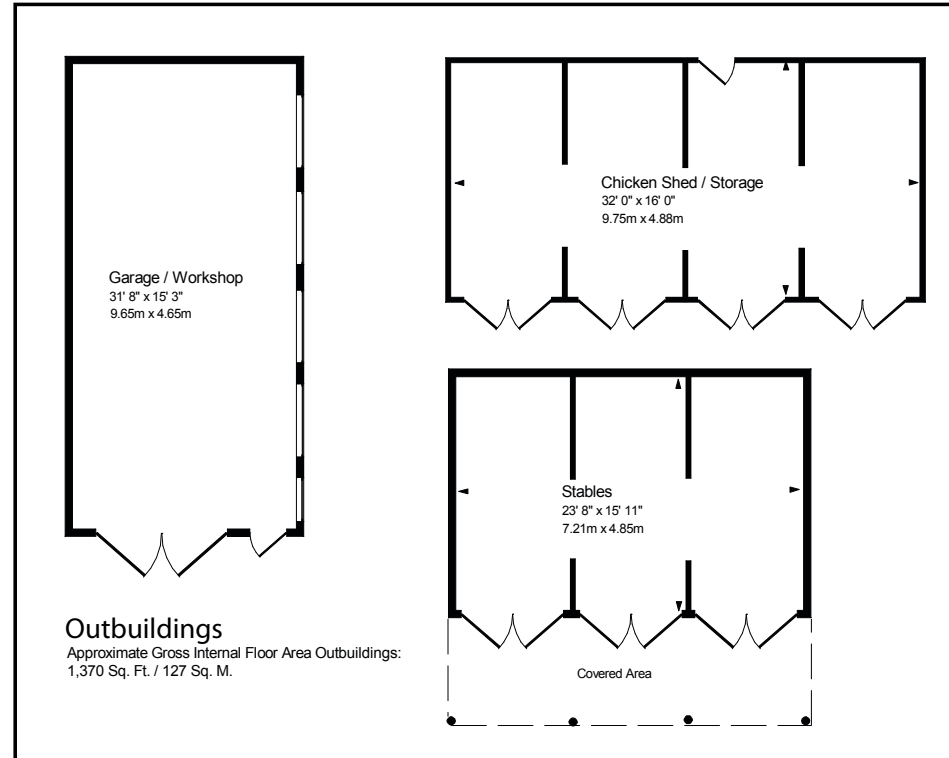


Ground Floor

First Floor

## Annexe

Approximate Gross Internal Floor Area Annexe : 900 Sq. Ft. / 83 Sq. M.  
 For indicative purposes only. Copyright Jemesis Ltd 2016  
 Drawing Number: 184-643



## Outbuildings

Approximate Gross Internal Floor Area Outbuildings:  
 1,370 Sq. Ft. / 127 Sq. M.

Covered Area



## Rye

The distinctive outline of Rye rises above the level green pastures, stretching from the sea to the far hills.

A Cinque Port town, Rye benefits from a small fishing fleet and a busy harbour, with the popular beaches of Camber and Winchelsea nearby.

The town has many ancient buildings and it's Rye's historic roots and charm that make it a popular tourist destination as well as a very

desirable place to live. There is an excellent selection of hotels, restaurants, pubs and shops. Rye Lawn Tennis Club is a great asset to the area, as is Rye Links Golf Club; one of many well-known Golf Clubs nearby.

There is a fast train service to London (37 minutes) and Europe from Ashford International Station, which can be quickly accessed by road or rail from central Rye.



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Country Houses



### Ashford Office

Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506220

### Tenterden Office

9 The Fairings  
Oaks Road  
Tenterden TN30 9QX  
01580 766766

# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

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.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

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