

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Strawberry Hole Farm is situated in unspoilt surroundings and approached by a long private driveway within half a mile of the village of Northiam with steepled church, local shops, leisure facilities including bowls club, angling club, snooker club, library and Great Dixter house and gardens. There is also a doctor's surgery, vets and primary school. More comprehensive shopping facilities are available in Peasmarsh (5 miles), where there is a family run supermarket, Battle (9 miles) with an Abbey and Tenterden (8 miles) with an attractive tree lined high street, independent shops and leisure centre. The Ancient Town of Rye is about 9 miles and is renowned for its historical associations, medieval fortifications and fine period architecture. From the town there are local train services to Brighton and to Ashford with high speed connections to London St Pancras in about 37 minutes and to the Continent via Eurostar. Direct main-line commuter rail services into both London Charing Cross and Cannon Street can be found at Staplehurst railway station (17 miles) taking approximately one hour, five minutes or Robertsbridge (7 miles) to London Charing Cross and London Cannon Street taking approximately 1hr, 20 minutes. The A21 provides access to Tunbridge Wells, the M25 and national motorway network, as well as Gatwick and Heathrow airports.

A well preserved and unspoiled example of a late medieval cross-winged Wealden type house. Mention of this fine Grade II\* Listed property is made in Pevsner and Nathaniel Lloyd's Book – 'History of the English House'; particular features being carved and moulded beams and the panelling to the interior. The construction is mainly of close set oak framing with plaster infilling, partly jettied on carved brackets, beneath a mellow peg tiled roof of crown post construction. The centre bay is recessed with overhanging eaves.

An arched oak front door with a canopy above opens into a hall with part flagstone and part old brick flooring, and exposed oak timbering. The drawing room has a brick

fireplace with a fitted wood burning stove, moulded and carved beams, oak panelling and a mural on a beam depicting the tree of life.

The sitting room has an inglenook fireplace with a moulded lintel with spandrels carved with roses and foliage and a fitted wood burner, together with a ribbed oak partition formed with a series of vertical concave panels. The dining room has brick flooring, an inglenook with carved bressummer and fitted wood burner, oak panelling, an arched oak door to the garden and a vaulted ceiling to the galleried landing.

Also approached from the hall is a utility room with a stainless steel sink unit, plumbing for washing machine and tumble dryer. Adjoining is a lobby with quarry tiled flooring, coat hanging space, a door to outside and a cloakroom with a basin in tiled inset and w.c. The kitchen/breakfast room, which has a dragon beam ceiling and a large window seat overlooking the garden, is fitted with an extensive range of base units comprising cupboards and drawers beneath work surfaces with matching wall cupboards, an inset electric hob and a built in double oven.

An oak staircase leads to the first floor galleried landing overlooking the dining room with combed daub panels between the studs. There are three double bedrooms on this level together with two bathrooms. On the second floor, there is a cloakroom and three attic bedrooms of good size, two of which are inter connecting, together with a box room.

Outside: The property is approached over a long private track leading to a parking area to one side of the house. At the far end of the track is a large brick and tile garage (formerly stabling) with an up and over door. The mature garden of about one acre has a flag stone terrace, old well, Yew hedging, lawns, rockery, azaleas, other mature flowering trees and shrubs and a partly walled former kitchen garden. In addition there is an adjacent field and some woodland bordering the north boundary. In all about seven acres.

Guide price: £1,500,000 Freehold

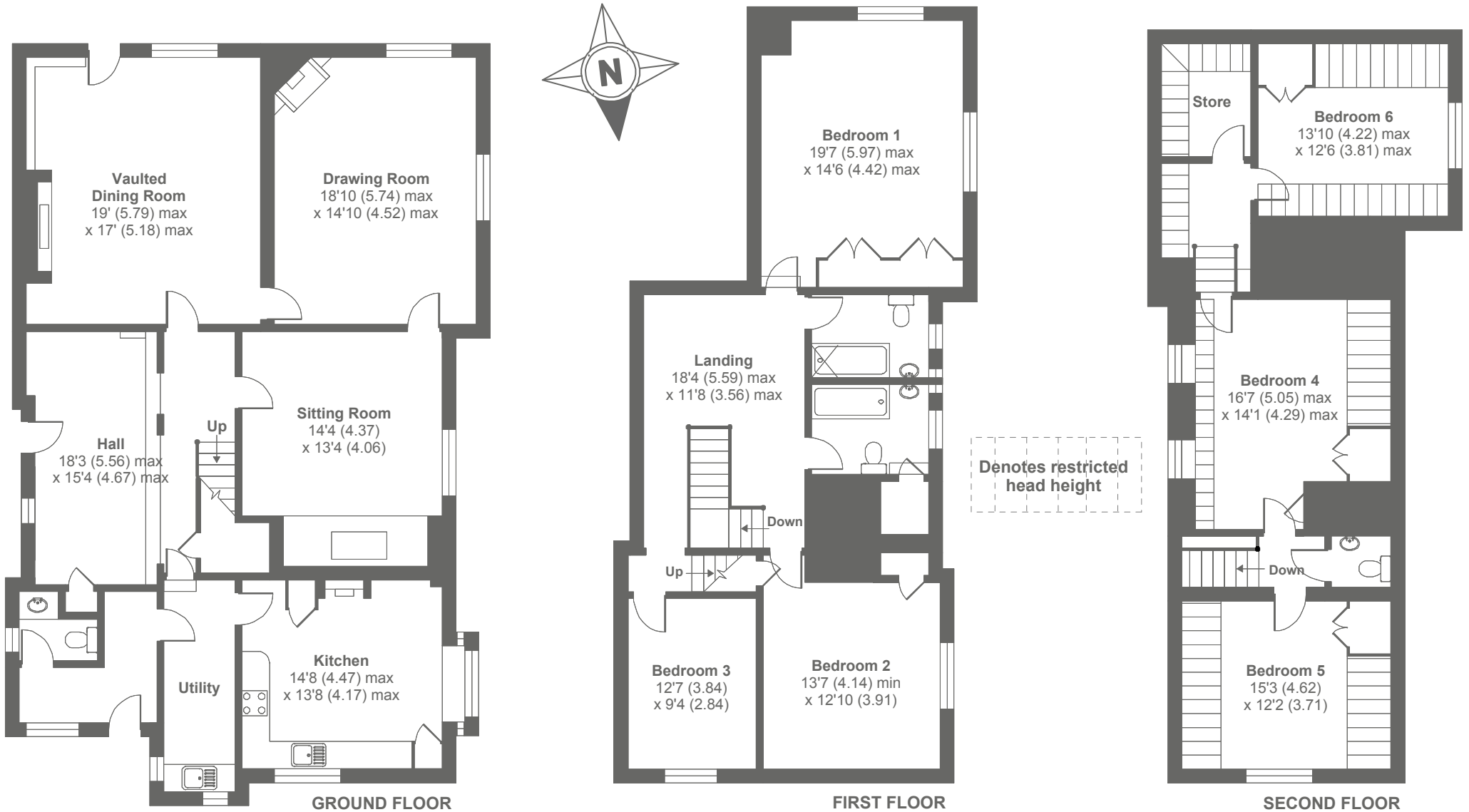
Strawberry Hole, Ewhurst Lane, Northiam, Near Rye, East Sussex TN31 6HJ



A renowned Grade II\* Listed timber framed period residence of fifteenth century origin, in need of general updating and improvement works, set about 100 yards back from a country lane in gardens and grounds of approaching seven acres.

- Hall • Drawing room • Living room • Vaulted dining room • Kitchen/breakfast room • Utility room • Lobby •
- 2 Cloakrooms • Galleried landing • 5/6 bedrooms • 2 Bathrooms • Dressing room/bedroom 6 • Box room
- Oil Central Heating • Detached double garage • Gardens and pasture land • In all about 7 acres





**APPROX. GROSS INTERNAL FLOOR AREA 3187 SQ FT 296.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

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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