



Partridge, Iden

Rye, East Sussex. TN31 7PT

£1,000,000



Set in the picturesque hilltop village of Iden overlooking the Rother Levels, *Partridge* is a beautifully restored Grade II Listed home, offering heritage charm and thoughtful modern touches. The village is known for its close-knit community, with a locally run store and post office, a Norman church, a cricket ground and a welcoming pub. Footpaths from the village meander through rolling countryside to the Royal Military Canal. Inside, *Partridge* blends period character with contemporary flair. The timber-framed structure features limewashed infill, leaded light windows, and a recently renewed thatched roof. Interiors showcase exposed beams and herringbone parquet flooring. The sitting room centres around a vast inglenook fireplace, with open studwork linking to a dual-aspect dining room.

A vaulted oak-frame garden room opens onto the rear garden, while the kitchen/breakfast room combines rustic charm with practicality — limed oak cabinetry, Belfast sink, induction hob and a stable door to the outside. There's also a stylish cloakroom with oak panelling and copper details.



Upstairs, the first floor hosts a cosy study/living area and three bedrooms, two with inglenook fireplaces, plus a Jack-and-Jill shower room with copper finishes. The top floor forms a characterful principal suite with vaulted ceiling, study area, and en suite bathroom featuring a copper bath and views across open farmland.

The house also benefits from a state-of-the-art auto watermist fire protection system.

Outside, electric gates open to a sweeping gravel drive, generous parking, and a double garage with thatched roof. Gardens front and rear are laid to lawn, with olive trees, buxus hedging, and a central rose and lavender garden — all set in private grounds approaching half an acre, surrounded by mature hedging. **Planning permission was granted by Rother** in 2020 for a striking two-storey oak-clad extension (Ref: RR/2019/2841/L). The application has since lapsed but could be renewed, if required.

In the village of Iden, just two miles north of the historic town and Cinque Port of Rye, famed for its medieval architecture, independent boutiques, galleries, and a thriving arts scene, including the annual Rye Arts and Jazz Festivals. Rye also boasts an independent cinema, tennis club, traditional links golf club, leisure centre, a Jempson's supermarket in partnership with Morrisons, and regular train services to Ashford International (for frequent superfast Javelin services to London in 37 mins). The famous golden dunes and sweeping sandy beach at Camber are just a short drive away. The picturesque town of Tenterden, the 'Jewel of the Weald' is 9 miles away with its array of independent and branded shops, as well as Waitrose and Tesco supermarkets.

Services: Mains water, electricity and drainage. Oil central heating.

Council Tax band: G

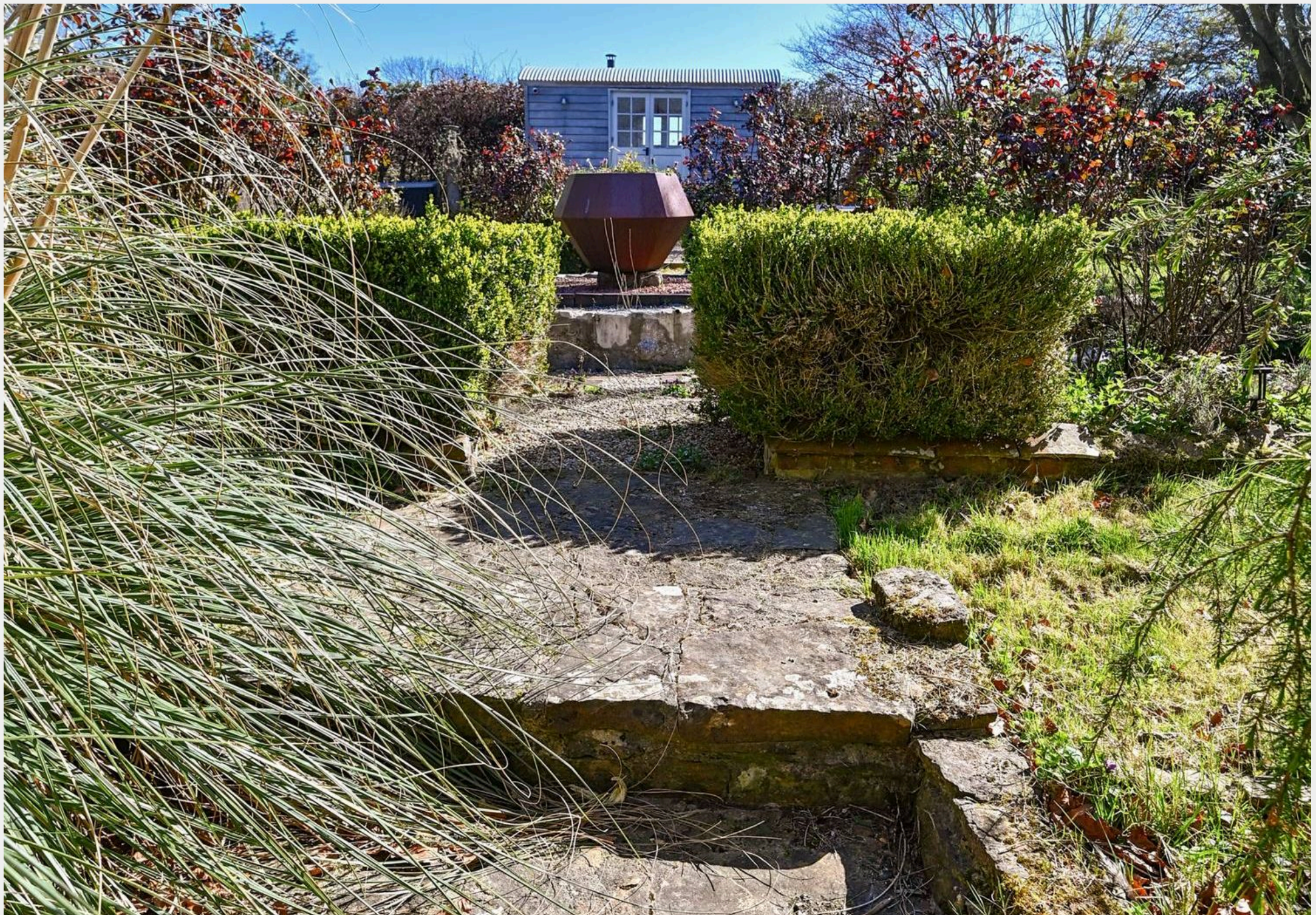
Tenure: Freehold

- Grade II listed
- Village location
- Surrounded by farmland
- Only 2 miles from Rye
- 1hr 5mins to London St. Pancras
- Scope to extend





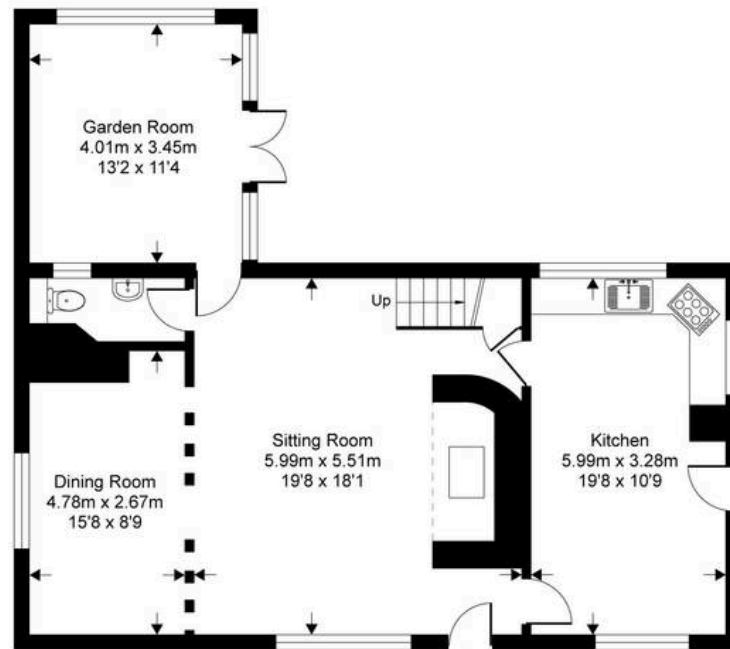
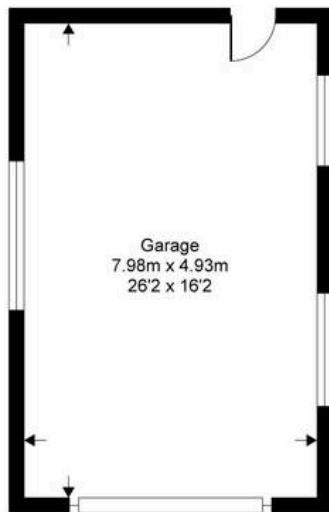
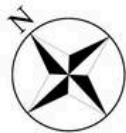




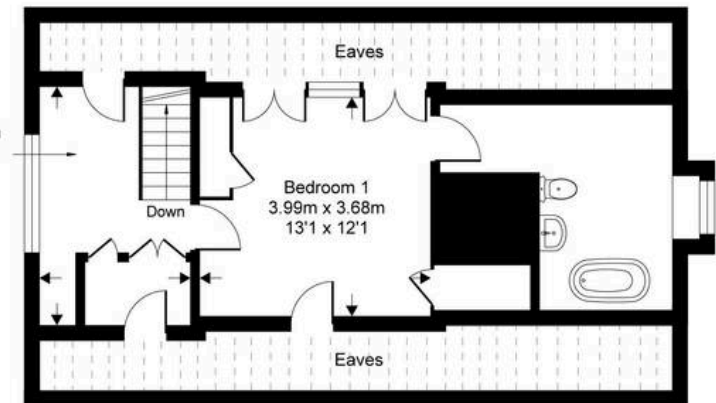


Partridge Main Street, TN31

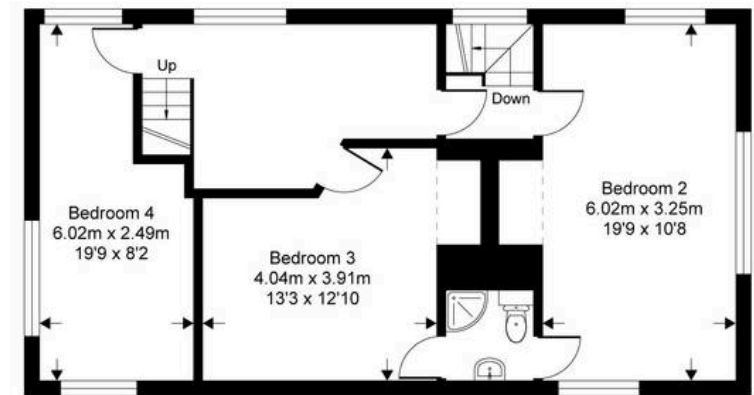
Approximate Gross Internal Area = 195 sq m / 2102 sq ft
 Approximate Garage Internal Area = 39 sq m / 423 sq ft
 Approximate Total Internal Area = 234 sq m / 2525 sq ft
 (excludes restricted head height)



Ground Floor



Second Floor



First Floor

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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