



Orchard Edge,
Rye Foreign TN31 7SX

**Orchard Edge, Rye Road,
Rye Foreign, Rye, East Sussex TN31 7SX
Offers in excess of £725,000**

This stunning 4 bedroom attached period house, set in the heart of the High Weald Area of Outstanding Natural Beauty, just a short drive from the historic Cinque Port town of Rye and the coast, would suit any number of different purchasers and must be internally viewed to be fully appreciated.

Having been cleverly extended and remodelled, this immaculately presented very stylish home now offers accommodation that is both beautiful and practical in equal measure. The well-proportioned light rooms include an impressive open plan kitchen / dining / family room which has bi-fold doors onto the lovely south facing garden, a cosy sitting room with log burner, a separate study cum snug, utility, cloakroom, four good size bedrooms and two bathrooms.

Like the house, the garden does not disappoint. Not only has it been beautifully landscaped and maintained, but there is the added bonus of a heated outdoor swimming pool, a timber summer house, large shed / workshop and glorious far reaching countryside views that will quite simply take your breath away. To the front, an inclined driveway provides good amounts of off-street parking.

- Attached 4 double bedroom / 2 bathroom period property
- Deceptively spacious family friendly accommodation
- Cleverly extended and beautifully presented throughout
- Stunning open plan kitchen / family living and dining space
- Good size landscaped south facing garden with heated pool
- Driveway providing good amounts of off-street parking
- Accessible semi-rural location close to facilities
- Cinque port towns of Rye and Tenterden 2 and 9 miles
- Glorious countryside views to the rear / short drive to coast
- Wide choice of good local schools / railway station in Rye

SITUATION: Orchard Edge is situated in the small hamlet of Rye Foreign, which is a civil parish in the Rother district of East Sussex. The hamlet is about 2 miles north-west of Rye, immediately to the east of the larger village of Peasmarsch, which offers a Jemson's independent supermarket, primary school, post office and two public houses, as well as the lovely Flackley Ash Hotel, which has health and spa facilities with memberships available. The nearby Cinque Port towns of Rye and Tenterden offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. In addition, there is a wide choice of schools in both the state and private sector in the area. The surrounding countryside and beautiful coast, which is only a short drive away, provide masses of leisure potential in the form of walking, water sports, cycling and fishing. For rail travel, the nearest station is at Rye, with connections to Ashford, which offers the high speed service to London St Pancras.

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The accommodation comprises the following with approximate dimensions:

The front door opens into an enclosed **PORCH** where there is a useful built-in storage box. A further door opens into the **ENTRANCE HALLWAY** gives access to all the reception rooms, the cloakroom and staircase to the first floor. An open storage area under the stairs is a handy place for cloaks, shoes and bags. NB: The floor covering to the ground floor is engineered wood.

KITCHEN / DINING ROOM 21'9 x 17'0. This stunning area, which is open plan to the family room, is definitely the heart of this home. With its beautiful painted shaker style cabinets and spacious dining area which opens up onto the patio and garden beyond, this sociable space is a lovely place to cook, eat, relax and entertain. There are a range of base units with quartz and woodblock worktops and double butler sink. Space for range oven and American style fridge/freezer. Integrated dishwasher. Walk-in larder with fitted base cupboards, shelving and space for under counter wine cooler or fridge. Under floor heating.

UTILITY ROOM 9'5 x 5'5. A useful utility space with built-in cupboards with worktop and butler sink. Space for storage. Boiler.

FAMILY ROOM 15'11 x 8'5. This versatile space, which is open to both the kitchen / dining area and sitting room, could be used in a number of different ways. A huge picture window to the rear gives wonderful views over the garden and a contemporary electric fire makes a modern but homely statement. Underfloor heating.

SITTING ROOM 12'11 x 12'0. This welcoming room with its bay window, fireplace with wood burner is a lovely place to spend a relaxed evening.

STUDY / SNUG 11'5 x 11'0. This bonus reception room, currently set up as a snug, could work equally well as a study or home office, play room, TV room or music room, and serves to make the ground floor layout very flexible and family friendly.

CLOAKROOM A generous cloakroom with wash basin, back to wall WC and radiator with heated towel rail. A large cupboard houses the hot water cylinder and acts as a useful airing cupboard.

FIRST FLOOR Stairs from the ground floor lead to a long landing which gives access to all the rooms on this floor.

BEDROOM 1 13'1 x 11'11. This spacious double aspect bedroom is a lovely place to relax at the end of a long day.

BEDROOM 2 14'6 x 11'11. A good size double bedroom with window to the rear overlooking the garden.

BEDROOM 3 11'6 x 11'0. A good size bedroom currently set up as a home study.

BEDROOM 4 11'6 x 9'4. This pretty room, which has views over sheep grazing pastureland to the side and far-reaching countryside views to the rear, would certainly take a double bed. Currently used as dressing room.

FAMILY BATHROOM A modern traditional style bathroom suite comprising: Lefroy Brooks double ended bath; console basin with legs; separate enclosed shower with sliding door; WC and column radiator with heated towel rail.

BATHROOM TWO Traditional style bathroom comprising panelled bath with shower over, wash basin on chrome legs and WC with high level cistern.

OUTSIDE The property is approached over an inclined driveway which provides parking for several vehicles. A gate to the side of the house takes you through to the very well maintained, landscaped, south facing garden which has everything you could want for relaxed summer living.

A stone paved patio with pizza oven at the back of the house provides the perfect place for alfresco dining, while a timber summer house with electric provides a peaceful place for watching the sheep grazing in the field next door. The lovely heated outside pool is perfect for swimming or chilling and a large timber shed with electric is ideal for storage and/or workshop space. At the end of the garden, the countryside views are simply stunning.

SERVICES Mains: water, electricity, gas and drainage. NB: There is water underfloor heating to the kitchen / dining and family rooms and electric underfloor heating to the two bathrooms. The swimming pool is heated via an air source heat pump situated to the back of the shed where the pool plant can also be found. EPC Rating: C. Local Authority: Rother District Council. **LOCATION FINDER**

what3words: ///thus.hostels.slept



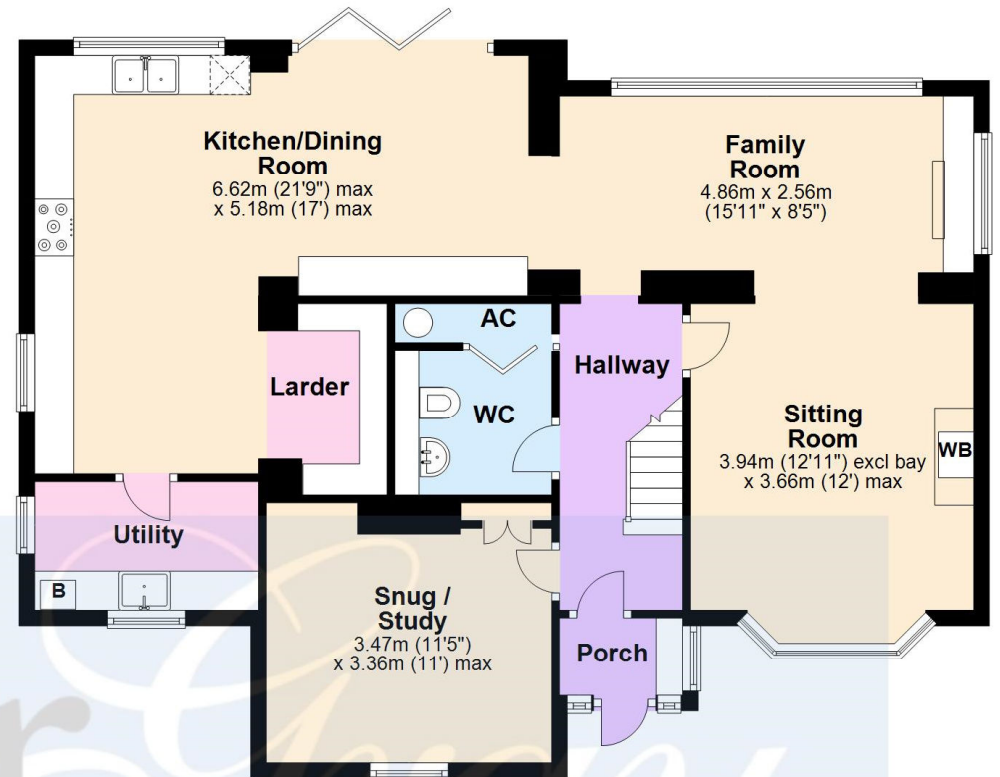
First Floor
Approx. 73.5 sq. metres (791.3 sq. feet)



Total area: approx. 163.0 sq. metres (1754.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Plan produced using PlanUp.

Ground Floor
Approx. 88.1 sq. metres (948.8 sq. feet)



Outbuildings
Approx. 1.3 sq. metres (14.3 sq. feet)

