



Highfield House

Houghton Green Lane, Playden, Rye, East Sussex TN31 7PJ

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Guide Price : £1,100,000

A substantial country home set in an elevated position, surrounded by circa 6 acres of mature gardens and land, just 1.6 miles north of the pretty historic Cinque Port town of Rye.

"Highfield House" - A rare slice of rural freedom

Perched in an elevated position and surrounded by approximately six acres (tbc) of mature gardens and grounds, Highfield House exudes the inviting charm of an alpine lodge, offering a rare sanctuary less than 1.6 miles from the historic town of Rye. This distinctive 1930s detached home has been thoughtfully extended and lovingly nurtured by its current owners into a warm and welcoming spacious family residence.

The setting is simply idyllic - rolling lawns, mature trees, and expansive, park-like grounds invite children to explore, play, and create lasting memories.

The generous land also offers excellent potential for those seeking to keep animals or embrace a self-sufficient, nature-connected lifestyle.

Highfield House is a canvas for creativity. With its spacious layout and magnificent plot, it offers a unique family residence with its timeless warmth providing a lifestyle many only dream of.

SITUATION: Nestled on the edge of the picturesque small village of Playden in East Sussex, this property offers a peaceful escape in the heart of the High Weald Area of Outstanding Natural Beauty. The village boasts a hotel and two pubs which span the parish, so wherever you may be, sustenance is never more than an easy walk away! St Michael's is the name shared by both the historic church and the primary school. Popular amongst village families, the school also attracts pupils from the surrounding areas. In addition, the W.I. Hall hosts a stream of well supported community quizzes, plays, shows and events.

Playden has great appeal to those who relish the peace of rural living whilst being close to all amenities and good travel links. Only 1.6 miles from the front door is the enchanting town of Rye. Famed for its historic hilltop Citadel and cobbled streets, Rye blends timeless character with modern living. Think boutique shops, artisan cafés, cosy pubs, stylish restaurants, and an exciting arts scene. For those who love the outdoors, the sweeping Romney Marsh countryside and nearby coast offer an abundance of walking routes and water-based adventures. Whether you're after a bracing hike, a quiet paddle, or a day by the sea, it's all within easy reach.

103a High Street, Rye, East Sussex TN31 7JN

01797 290050 email: rye@warnergray.co.uk www.warnergray.co.uk

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Highfield House offers exceptionally generous living spaces, perfectly designed for modern family life and entertaining. At the heart of the home, the voluminous south-facing sitting room boasts a part double-height ceiling and a dual-sided wood-burning stove, evoking the charm of an alpine chalet. Sliding patio doors open to frame breathtaking views over the park-like gardens and rolling countryside beyond.

You can imagine the gardens dusted in winter snow with children gliding happily down gentle slopes on sledges, or summer afternoons spent relaxing in the sun, just soaking in the glorious views.

Room to live, grow & make memories

The adjoining generous dining room, games room, and conservatory create versatile spaces for intimate family meals or lively gatherings, while the kitchen/breakfast room and utility / boot room combine style with practical everyday functionality. A study offers a peaceful retreat, and a guest bedroom with en-suite provides flexibility for visitors or multigenerational living.

Upstairs, three generous double bedrooms offer privacy and serenity. Two feature balconies capture sweeping southerly vistas, while the main bedroom benefits from a useful en-suite shower room. The family bathroom, complete with a luxurious Jacuzzi bath, provides the perfect space for indulgent relaxation.

A private sanctuary with endless possibility

Arriving at Highfield House feels like entering your own secluded estate. Electric gates open onto a winding private drive, gently curving beside sloping lawns before reaching the house, which sits at the centre of its idyllic plot.

Here, privacy is absolute. Ample parking and a substantial triple garage block provide practical ease, while behind the garaging you'll find a dedicated home office, WC, and a versatile workshop/mower store with double doors. External stairs rise to a generous first-floor storage area.

The gardens and grounds offer a truly peaceful retreat. Sweeping lawns dotted with horse chestnut, copper beech, oak, sequoia and silver birch trees create a parkland feel to the south, while to the north, a partially enclosed field with a rustic corrugated barn store introduces further possibilities.

A charming summerhouse, greenhouse, and a separate store housing a Jacuzzi/hot tub complete the outdoor experience, creating beautiful settings for alfresco dining, evening unwinding, or long, lazy weekends.

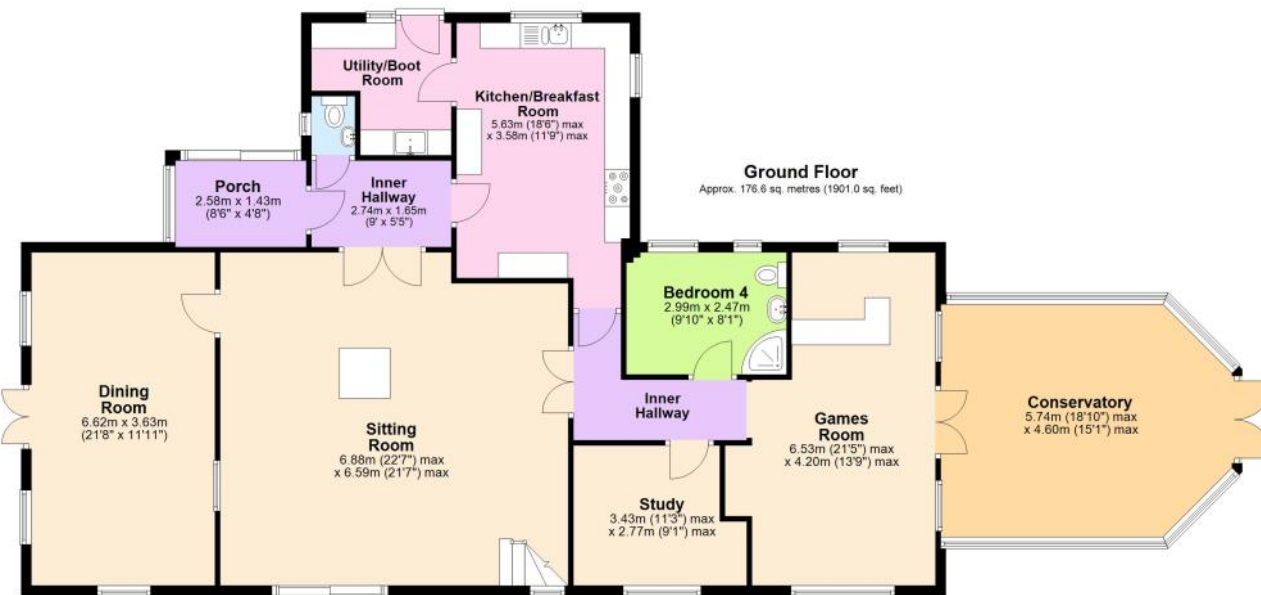
The promise of something more

Highfield House is more than a home, it's a lifestyle. A rare combination of space, tranquility and complete seclusion, with the added advantage of genuine potential.

Thanks to its orientation and expansive plot, the possibilities here are extraordinary: extend or reconfigure the house (subject to consents), explore new uses for the land, or even introduce animals, from horses to alpacas, for those yearning for a more self-sufficient or country-focused way of living.

Services: Mains: water (metered), electricity and drainage. Oil fired central heating. LPG for cooking. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: G.





Total area: approx. 512.1 sq. metres (5512.7 sq. feet)

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