

PHILLIPS & STUBBS



coastal +
COUNTRY



Set back from the lane on the edge of the village of Peasmarsch which offers a range of local services including a large independently owned supermarket, a primary school, two public houses and the Parish Church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London (37 minutes). To the west is the historic town of Hastings with its seafront and promenade whilst inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities. The coast is within easy reach. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Benenden Girl's School, Buckswood School at Guestling and Kings College at Canterbury.

Understood to date form the late eighteenth century and formerly the coach house to the adjacent house now known as The Flackley Ash Hotel. The appealing external elevations are of mellow brick with some tile hanging and weatherboard cladding beneath principally tiled roofs. The accommodation is well planned and comfortably arranged with large, partly open plan rooms of good proportion, as shown on the floor plan.

A partially glazed door within an open porch opens into an entrance hall with the main staircase to the first floor, oak floorboards and exposed ceiling beam. The spacious triple aspect, light-filled open plan kitchen/breakfast room, dining room and morning room has French doors to the garden, oak floorboards, a moulded cornice and a white marble fireplace with a Victorian cast iron inset and a 'living flame' coal effect gas fire. The kitchen/breakfast area, which has large windows to two sides overlooking the garden and a glazed door to the terrace, is fitted with an extensive range of shaker style cabinets beneath granite work surfaces with enamel sink, stainless steel Range cooker with a double oven and six gas burners, an integrated dishwasher and space and plumbing for an American style fridge freezer.

The sitting room, which is accessed via the rear hall with a second staircase to the first floor, has a brick fireplace with an enamelled wood burning stove and French doors leading to the garden and into the conservatory with a door opening onto the terrace and gardens. The utility room has a range of floor and wall cupboards, space for a washing machine and tumble dryer, together with a sink and a gas boiler.

Also on the ground floor is a large double bedroom with an ensuite shower room with a walk-in shower enclosure, close coupled wc and wash basin.

On the first floor, there are four bedrooms including a master suite with a vaulted ceiling and exposed oak rafters, a dressing room with a full length range of built in wardrobes and an en suite bath/shower room with a rain shower, w.c, wash basin and oval bath with a floor mounted mixer tap. There is a further double bedroom with its own private balcony, a twin bedroom, and a second twin bedroom with an en-suite bathroom with a half size bath and w.c. The first floor is completed with a bathroom with a shower over the bath and w.c.

Outside: The property is approached via an electric five bar gate and over a winding 120ft gravelled driveway with outside lighting culminating in a turning/parking area for four cars to one side of the house and access to a double garage 21'6 x 17'4.

Garden: To the south west of the house is a secluded and sheltered partially walled established garden laid to lawn with a bank of rhododendrons at one end. A tall and established hedge screens the drive from this garden and there are mixed flower and herbaceous borders and a brick pathway leads to a wide expanse of level lawn underplanted with spring bulbs and interspersed with ornamental trees and shrubs of great variety and a paved terrace adjacent to the house. At the south west end of the main lawn is a brick and tiled garden store (about 14'3 x 8'9 external) in front of which is a brick paved driveway providing further parking and accessible via tall timber gates with secondary access from the road. In total the plot extends to approaching 0.75 acres.

Guide price: £1,100,000 Freehold

The Coach House, Wittersham Road, Peasmarsh, Near Rye, East Sussex TN31 6YH



An imaginative conversion of a late eighteenth century coach house affording well planned, light and comfortable accommodation, situated on the outskirts of the village and well protected by its own gardens of a good size.

- Entrance hall • Sitting room • Spacious open plan kitchen/breakfast room, dining room and morning room • Conservatory
- Utility room • Rear hall • Ground floor bedroom with en suite shower room • Landing • Principal bedroom with en suite dressing room and bath/shower room • Guest bedroom with en suite bathroom • Two further double bedrooms, one with a balcony • Family Bathroom • Gas central heating • Double glazing • EPC rating C • Garage Parking for 4 cars



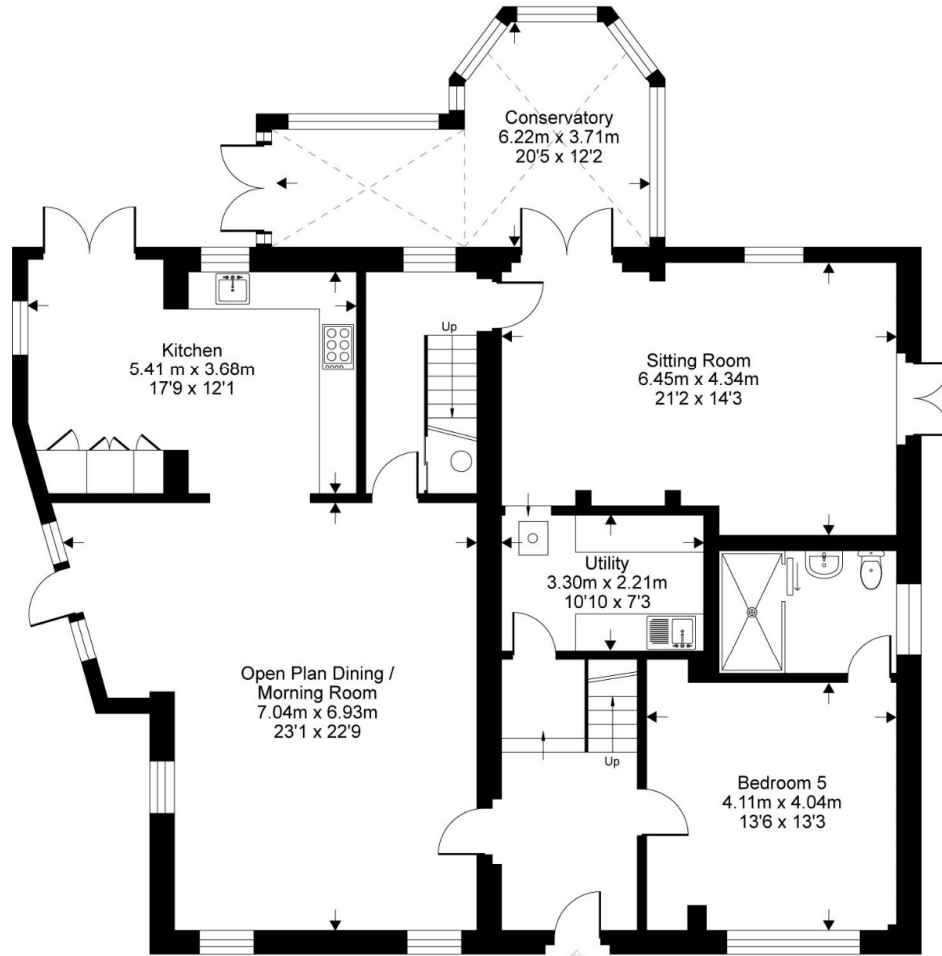
Directions: From Rye, proceed north on the A268 up Rye Hill and through the village of Playden. Stay on the main road continuing through Rye Foreign and onto Peasmarsh. Proceed right through the village of Peasmarsh and at the far north west end of the village on your right hand side is The Flackley Ash Hotel. Bear right, off the main road, signposted to Wittersham and immediately past the entrance to the Flackley Ash Hotel is the entrance to the Coach House on your right-hand side.

Local Authority: Rother District Council. Council Tax Band G
Mains electricity, gas, drainage and water.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 47 Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

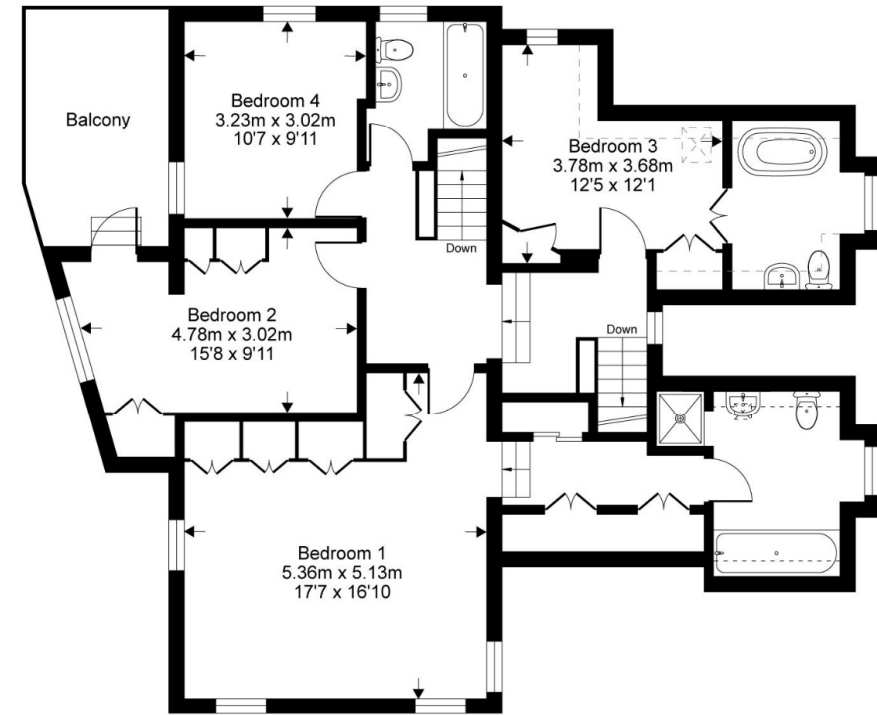


The Coach House

Approximate Gross Internal Area = 246 sq m / 2644 sq ft
(excludes restricted head height)



Ground 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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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