

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is located on a minor lane in the heart of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall and cricket ground. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye with famed period Citadel, cobbled ways, medieval fortifications, range of local independent shops, leisure centre with swimming pool, popular restaurants, weekly markets, schools for all ages and railway station on the Eastbourne to Ashford branch line with high-speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood School and Sixth Form and a more comprehensive range of schools. In Peasmarsch village (2 miles) there is a large independent supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber (6 miles).

Francisca dates from the 1920's and is of timber frame construction with weatherboard clad external elevations set with high performance double and triple glazed windows beneath a pitched tiled roof. To the rear, is a modern extension with vertical timber cladding. The property has been fully refurbished in recent years with an emphasis on environmental sustainability. The accommodation is arranged over one level, as shown on the floor plan.

A front door opens into an entrance lobby which in turn has an obscure glazed inner door leading to the L-shaped hallway with a built-in double storage cupboard and a hatch to the roof space. The well-proportioned sitting room has a large window overlooking the front garden and an attractive brick fireplace with a fitted wood burning stove. The spacious, light-filled triple aspect open plan kitchen and dining room has a large picture window overlooking the garden and a full height sliding glazed door with a matching side panel leading to a brick terrace.

The kitchen cabinets comprise a range of base cupboards and drawers with custom built peninsula providing extensive open shelving beneath super slimline marble effect worktops with an integrated dishwasher, an inset sink unit, an electric cooker with a stainless-steel hood above, space for a fridge freezer and a built-in pantry. Adjoining is a practical utility room with a glazed door to outside, a butler sink, plumbing for a washing machine and a door to a cloakroom with a close coupled wc. There are two generous double bedrooms and a bath/ shower room with contemporary fittings comprising a walk-in rain shower, a close coupled wc, a wall mounted wash basin and a freestanding double ended bath with a wall mounted mono tap.

Outside: To the front boundary is a mixed native hedge and a central path flanked by lawn with spring bulbs, a mature bay tree and heather beds. Planning permission has been granted to create off road parking to once side of the path. Planning ref: RR/2018/2930/P

Adjacent to the rear of the house is a large brick paved terrace which leads out to an extensive area of lawn with wildflower areas, naturalising bulbs, a wild life pond with a bank of Iris, apple trees, a silver birch, a mature Norwegian Spruce, Camellia and a meandering wood chip path which leads down to a detached purpose-built home office and garden store with vertical timber cladding, double glazed windows and a pitched cedar shingle roof. Internally, the room has a vaulted ceiling with exposed roof joists, compressed woodchip panels and two electric heaters. The rear section of the building comprises a garden store.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Mains drainage.  
Predicted mobile phone coverage: 02  
Broadband speed: Superfast 80 Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK



Guide price: £549,000 Freehold

Francisca, Grove Lane, Iden, East Sussex TN31 7PX



A most attractive and fully refurbished, detached single storey property, affording stylish, contemporary living space with a design emphasis on environmental sustainability, together with a modern, purpose-built architect designed home office, situated on a country lane in the heart of the favoured village of Iden.

- Entrance lobby • Hallway • Living room • Open plan kitchen & dining room • Utility room
- Cloakroom • Two double bedrooms • Bath / shower room
- Double & triple glazed windows • Air source heat pump to underfloor heating • Solar panels • EPC Rating C
- Purpose built home office & garden store • Good sized rear garden • Planning permission for off road parking

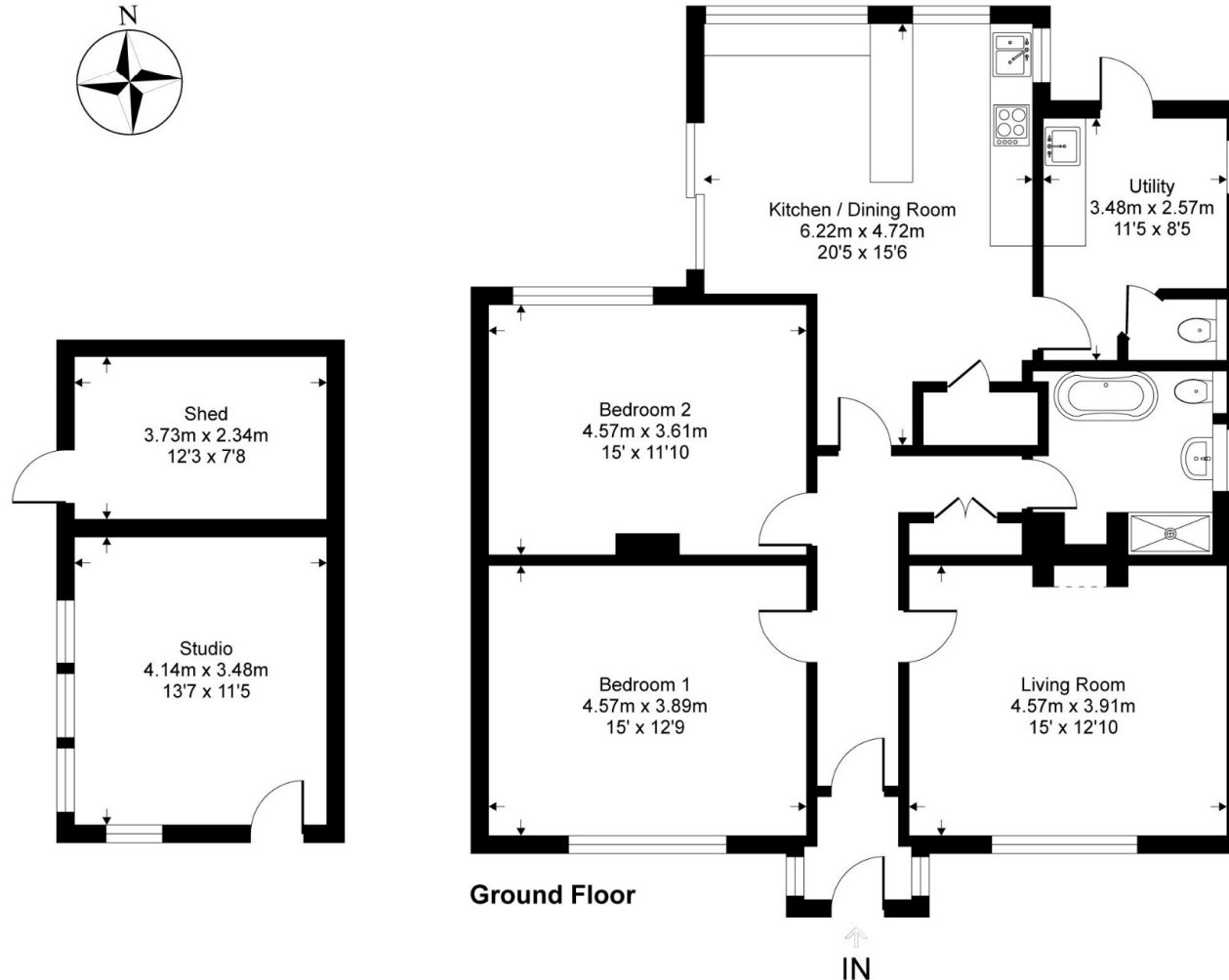




**Directions:** From Rye, take the A268 road in a northerly direction towards Peasmarsch and after approximately one mile, bear right at Playden just after the Peace & Plenty public house, sign posted to Iden and Wittersham. Continue into the village and at the war memorial, just before The Bell public house, turn right into Grove Lane where the property will be found after a short distance on the left-hand side.

# Grove Lane

Approximate Gross Internal Area = 109 sq m / 1175 sq ft  
Approximate Outbuildings Internal Area = 24 sq m / 253 sq ft  
Approximate Total Internal Area = 133 sq m / 1428 sq ft



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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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