

PHILLIPS & STUBBS



coastal +
COUNTRY



Greenwood House occupies a commanding position set on high ground towards the end of a private road within 10 minutes walking distance of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to St Pancras London giving a rush hour commuting time from Rye in less than 70 minutes. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club with 8 grass and 3 all-weather courts, sailing at Rye Harbour and numerous golf courses within a 15-mile radius. Rye is also located on the edges of the High Weald National Landscape and Romney Marsh as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

A modern detached residence constructed within the last thirty years presenting appealing mellow brick and stained weatherboard clad external elevations, which reference and complement the neighbouring Edwardian and Arts and Crafts properties, set with double glazed timber casement windows beneath a pitched tiled roof. The stylish, light filled accommodation of generous height throughout is arranged over three levels, as shown on the floor plan and showcases many striking architectural features including a double height roundel dining room.

A panelled front door with a fanlight above opens into an entrance vestibule with a terracotta tiled floor and inner door to a reception hall with a window to the front, natural brickwork to one wall and an open tread staircase that serves the upper and lower floors. There are two double bedrooms, both with en suite bathrooms and deep bays with arched sash windows. On the first floor, there is a galleried landing with a study area and two further double bedrooms with vaulted ceilings, views towards Rye Citadel and en suite facilities.

On the garden level, there is well proportioned sitting room, which overlooks the rear garden, with glazed double doors opening to a drawing room with a fireplace with a fitted gas stove and French doors to the rear deck. Adjacent is a double height roundel dining room with exposed brickwork, a floor to ceiling glass wall overlooking the garden and glazed double doors to the rear deck. The kitchen/breakfast room is a blend of classic and contemporary elements comprising dark base cabinets and matching light wall cabinets providing a contrasting look, a large island, minerva countertops, a ceramic sink with mixer tap, an integrated dishwasher, a large stainless steel Stoves gas range cooker with seven burners, including a Wok burner, two ovens and a grill. French doors open to the rear deck. In addition, there is a walk-in pantry, cloakroom and laundry room with a butler sink, work surfaces, deep built in storage cupboards and plumbing for a washing machine.

Outside: The property is approached via a gravel driveway, with a mature Yew hedge to the front, providing parking for several cars and leading to an integral double garage. Very much a particular characteristic of this property is the exceptionally well landscaped, gently sloping, south facing gardens with a wide deck across the rear of the house featuring a vine and a combination of seating areas with a modern glass and metal balustrade and wide steps down to a well-maintained lawn with burgeoning flower beds with verbena, hydrangeas, geraniums and roses, planted borders filled with dense foliage including ferns, evergreen trees like Juniperus and Bay, as well as other shrubs and plants including a Royal Purple Smoke Tree, Indian Bean Trees, Yucca, Rhododendron and an Olive tree that contribute to a vibrant green landscape, seating areas, circular sandstone paved terraces with a slate sphere water feature and slate pillar fountain, pathways leading through various planted sections and a mature woodland screen offering privacy. The lower section of garden is set down to lawn with a pavilion style summerhouse, greenhouse, fig tree and cottage borders of lavender, ornamental grasses and bearded irises and geometric brick pathways leading to a kitchen garden with raised brick planters. To the rear boundary are twenty pleached lime trees.

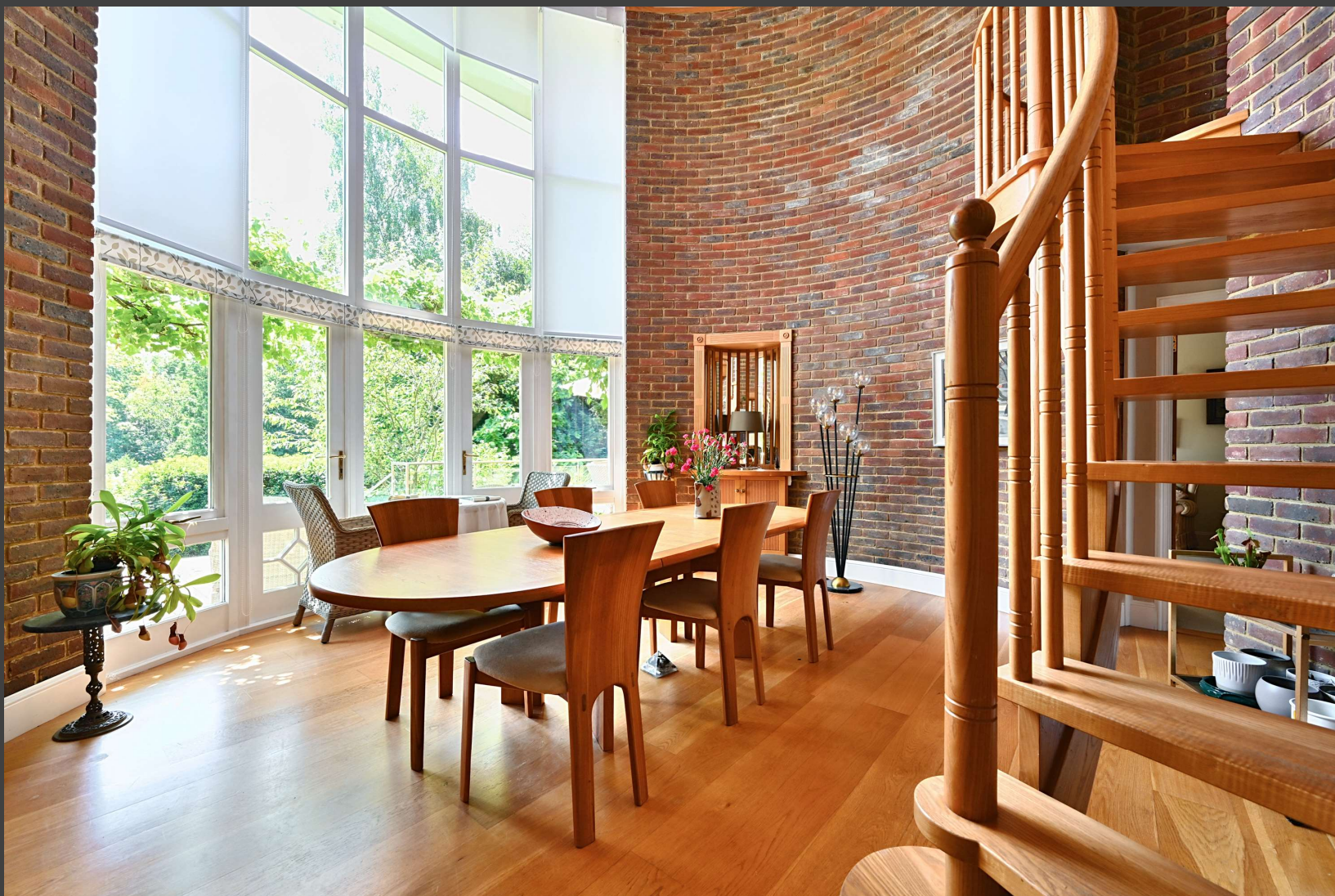
Guide price: £1,800,000 Freehold

Greenwood House, Hillyfields, Rye Hill, Rye, East Sussex TN31 7NH



An immaculately presented modern detached architect designed property, affording stylish, light filled living space, set on high ground in superb landscaped gardens towards the end of a shared private road close to the town with commanding and extensive southerly views across Rye Citadel and the surrounding countryside.

- Entrance vestibule • Reception hall • Drawing room • Sitting room • Double height roundel dining room
- Kitchen/breakfast room • Pantry • Laundry room • Cloakroom
- Galleried landing with study area • Four double en suite bedrooms
- Double glazing • Gas central heating • EPC rating D • Integral double garage • Off road parking for several vehicles
- Mature south facing professionally landscaped garden



Local Authority: Rother District Council. Council Tax Band G
Mains electricity, gas, water and drainage.
Predicted mobile phone coverage: EE, Three and 02
Broadband speed: Superfast 52 Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

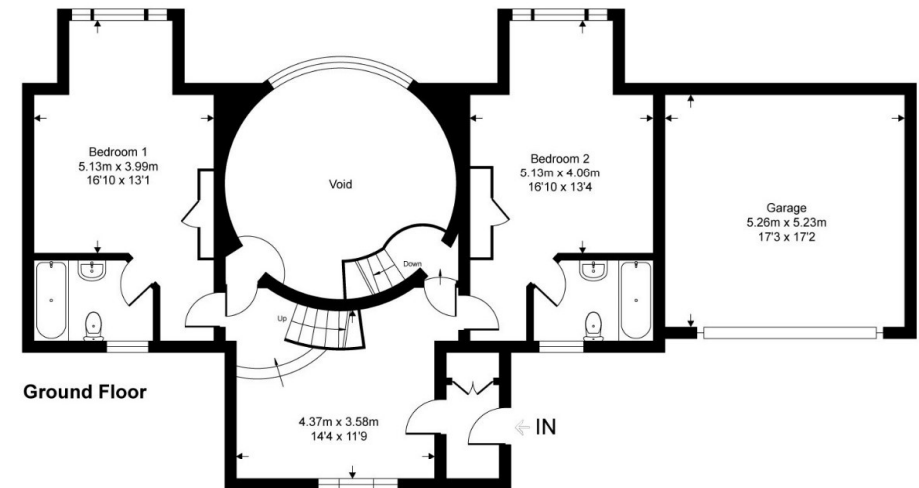
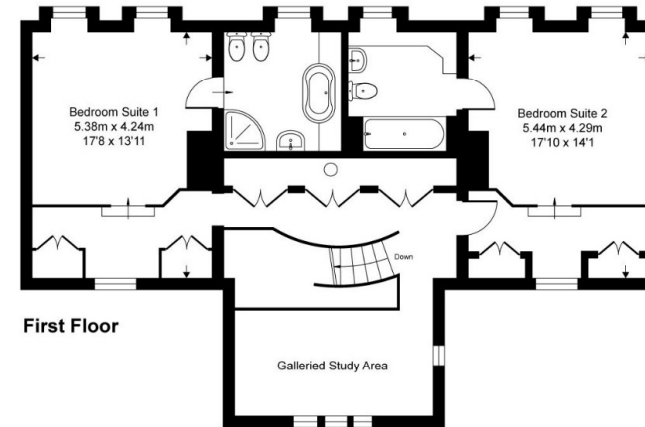
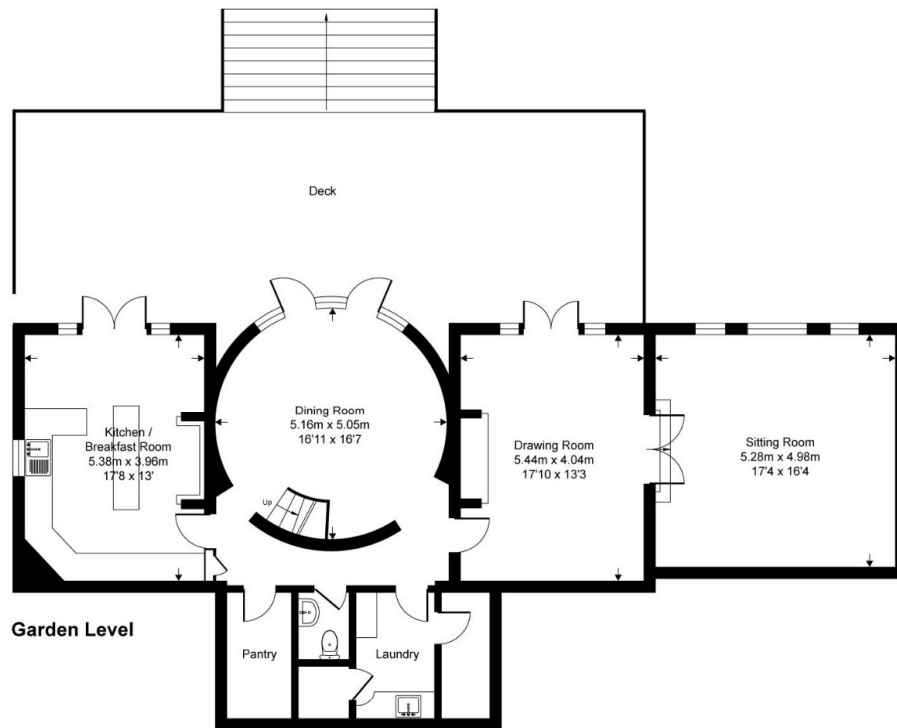
Directions: From junction 10 of the M20 (30 minutes from Junctions 3 and 5 of the M25) take the A2070 towards Hastings. At Brenzett, cross the roundabout onto the A259 also towards Hastings. Upon arrival in Rye, turn right at the Skinners Garage roundabout and follow the A268 round across the humped railway bridge, past Deadman's Lane on the left and then, after 50 yards or so, turn next left into an unnamed "Private Road". Continue towards the end of the shared private road where the entrance to Greenwood House will be found on the left.

Greenwood House

Approximate Gross Internal Area = 293.9 sq m / 3163 sq ft

Approximate Garage Internal Area = 27.1 sq m / 292 sq ft

Approximate Total Internal Area = 321 sq m / 3455 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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