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COUNTRY



Set back from the road and adjoining open farmland on the edge the village of Peasmarch, which offers local facilities and amenities including Jempsons, a family run supermarket) with post office and fuel station, the Flackley Ash hotel with dining and leisure facilities and two public houses. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes). The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. 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.

An older style semi-detached double fronted character house dating from the early 1930's affording well-presented living space over two levels, as shown on the floorplan. The property sits in a plot of about half an acre with a large garden backing onto woodland and a range of outbuildings that are in need of some repair.

An open entrance porch leads to a front door with a leaded light panel which opens into a hall with stairs rising to the first floor, an open doorway to the kitchen/dining room and a door to the living room.

The living room comprises a double reception room with a bay window overlooking the front garden, a brick fireplace with a fitted wood burning stove, display shelving and glazed double doors opening to the conservatory.

The kitchen, which has a bay window overlooking the front garden, is fitted with an extensive range of shaker style cabinets comprising cupboards and drawers beneath granite work surfaces with an undermounted sink and mixer tap, below counter space and plumbing for a dishwasher and washing machine, space for an American style fridge

freezer and a 6 burner Range cooker with two ovens and a stainless-steel filter hood. Open to the kitchen is a dining area with a window to the side, a cupboard housing a wall mounted gas combi boiler and sliding glazed door to a double glazed conservatory with tiled flooring, two doors opening to the rear terrace and garden and a cloakroom with a close coupled wc, and wall mounted wash hand basin.

The first floor landing has original panel doors to all rooms and stairs rising to an attic space with a skylight window and a fitted desk unit, currently used as a hobby room. There are three bedrooms, a family shower room comprising a large tiled shower enclosure, close coupled wc, wash hand basin with vanity cupboard under, tiled flooring and a separate cloakroom with a close coupled wc and wash hand basin with vanity unit.

Outside: To the front of the property, wooden double gates open to a driveway providing off road parking for several vehicles and an area of hedge and fence enclosed front garden with a cherry tree, euphorbia, roses and ferns. Immediately to the rear of the house is a paved terrace and lawn with cyclamen, acers, corkscrew hazel, hydrangeas, wisteria, Robinia, mahonia, wild rose bushes. The driveway continues via a 5-bar gate down to the lower section of garden where there are numerous outbuildings which include garaging, a workshop, woodshed, and several garden stores. Beyond the outbuildings the garden opens out to a further area of lawn with a greenhouse in need of repair, a small orchard area and a kitchen garden with a poly tunnel. The total plot size extends to about half an acre and backs onto woodland with an open aspect to the side over adjoining farmland.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas and water. Private drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £570,000 Freehold

Barnetts Ridge, Barnets Hill, Peasmarsh, Rye, East Sussex TN31 6YJ



A well-presented, double fronted semi-detached house with outbuildings, set well back from the road and adjoining open farmland, in a plot of approaching half an acre which backs onto woodland.

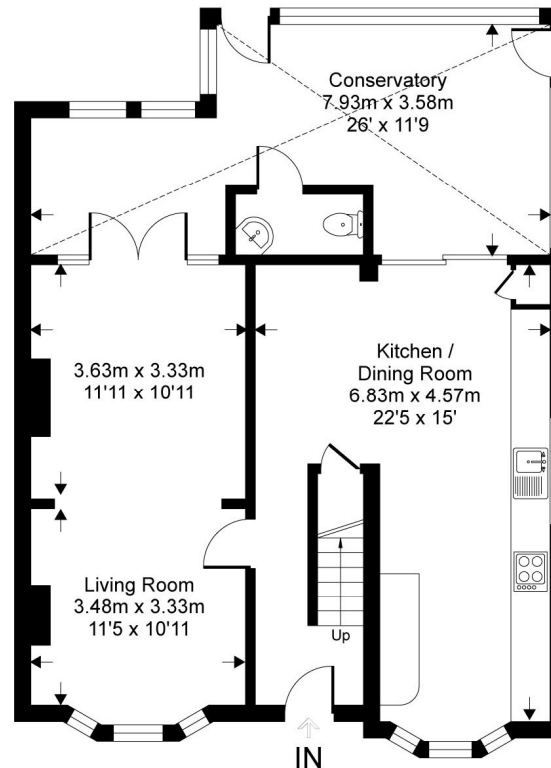
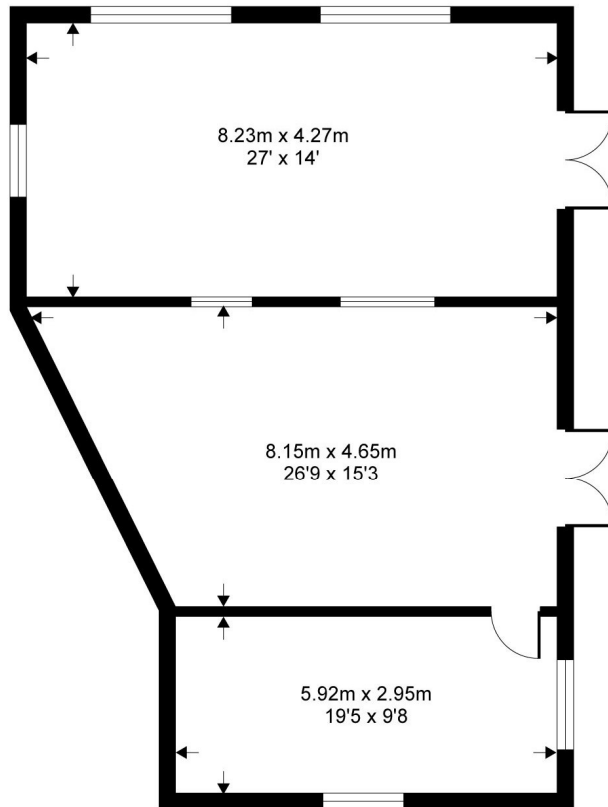
- Entrance porch • Hallway • Double reception room • Open plan kitchen and dining room • Conservatory • Cloakroom
- Landing • Three bedrooms • Shower room • Separate w.c • Second floor attic room
- Double glazing • Gas central heating • EPC rating C
- Front garden and driveway providing off-road parking for several vehicles
- Large rear garden with additional parking, garaging and various outbuildings including a poly tunnel



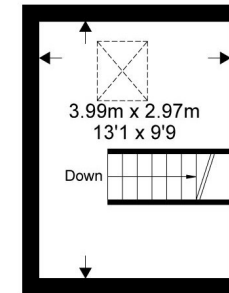
Directions: Entering Peasmarsh from the Rye direction, continue through the village passing the turning to Jempsons supermarket on your left. Proceed up the hill passing the Flackley Ash hotel and the turning signposted to Wittersham on your right and the property will then be found in a short distance on the right-hand side immediately beyond a large field.

Barnets Ridge, Barnets Hill

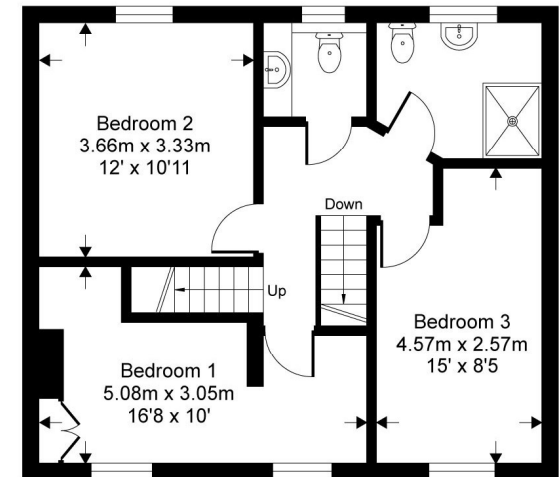
Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft
 Approximate Outbuilding Internal Area = 86.3 sq m / 930 sq ft
 Approximate Gross Internal Area = 233.9 sq m / 2519 sq ft



Ground Floor



Second 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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk