

**RUSH  
WITT &  
WILSON**



**3 St Johns Cottages & adjoining plot of land , East Guldeford, Rye, TN31 7QH  
Guide Price £475,000**



**HOUSE AND LAND - ONLY A SHORT WALK INTO RYE**

Rush Witt & Wilson are pleased to offer a substantial attached house with adjoining parcel of land.

The spacious and versatile accommodation is arranged over three floors and comprises four bedrooms, one with ensuite shower room, family bathroom, open plan living / dining room with sun room opening to garden, study, kitchen, utility room and cloakroom.

There is a good size garden to the rear incorporating a terrace and split level areas of lawn. A further parcel of grassland, approx. 0.8 acres, extends to the right hand side with extensive road frontage and a separate gate.

Offered CHAIN FREE.

For further information and to arrange a viewing please contact our Rye Office 01797 224000

**Locality**

The property occupies a rural location in the hamlet of East Guldeford, just east of the ancient town of Rye and only a short drive from Camber Sands.

Rye is a cosmopolitan town with a bustling town centre offering a fine selection of specialist and general retail stores, historic inns and restaurants as well as contemporary wine bars, coffee shops and eateries. The famous medieval Citadel is a particular feature in addition there is a working quayside, weekly general market, and sports centre with indoor swimming pool.

There are rail services to Ashford where there are high speed ( 37 minutes ) connections to London.

Situated on the Romney Marsh, farmland abuts whilst the seaside village of Camber is only a short drive away being home of the famous sand dunes and forming part of the Rye Bay, the stunning coastline of which also includes miles of open shingle beach which extend from the cliffs at Fairlight to a Nature Reserve at Rye Harbour where mooring and launching facilities are also available.

**Reception Hallway**

Stairs to first floor.

**Cloakroom**

6'3" x 4'1" (1.91 x 1.26)

Wash basin and wc. Tiled floor and walls.

**Study**

7'10" x 6'3" (2.4 x 1.91)

Window to the front.

**Living Room**

11'9" x 11'8" (3.6 x 3.57)

Window to the front. Fireplace with inset log burner.

**Dining Room**

11'9" x 10'7" (3.6 x 3.23)

**Sun Room**

11'1" x 4'11" (3.38 x 1.50)

Double doors open to terrace and garden.

**Kitchen**

11'5" x 9'7" (3.5 x 2.93)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop. Window to the rear.

**Utility Room**

9'9" x 6'9" (2.98 x 2.06)

Window and door to the rear. Fitted with a range of cupboard base units and matching wall mounted cabinets. Space and plumbing for washing machine. Personal door to garage.

**First Floor Landing**

Stairs rise from the Reception Hallway.

**Bedroom**

21'7" x 11'10" (6.6 x 3.61)

Double aspect with windows to the front and rear.

**Ensuite Shower Room**

8'5" x 6'5" (2.57 x 1.97)

Shower cubicle, wash basin and wc. Heated towel rail. Skylight to the rear.

**Bedroom**

11'9" x 11'5" (3.6 x 3.5)

Window to the front.

**Bedroom**

15'8" max x 8'10" (4.8 max x 2.7)

Window to the rear.

**Family Bathroom**

2.98 x 2.93

A white suite comprising double ended bath with mixer tap, wash basin and wc. Window to the front.

**Second Floor**

Stairs rise from the first floor landing.

**Bedroom**

12'0" x 10'4" (3.68 x 3.15)

Two skylights to the front.

**Outside**

**Garage**

16'6" x 9'11" (5.04 x 3.04)

Up and over door to the front. Personal door to Utility Room. Light and power connected.

**Adjoining Land**

There is a parcel of grassland to the right of the property extending to approx. 0.8 acres with extensive road frontage and separate gate.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

**Council Tax Band - C**







