

**RUSH
WITT &
WILSON**



**Boarswood Cottage, Barnets Hill, Peasmarsh, East Sussex, TN31 6YJ.
£750,000 OIEO**

A beautifully presented and extended four bedroom detached character home set with 0.35 acre of private and well established grounds located of the edge of Peasmarsch Village just 4 miles west of the Cinque Port town of Rye. Accommodation comprises main entrance hall, sitting room with bay window and fireplace with wood burning stove, ground floor study or optional playroom, stunning 21ft open plan kitchen / dining room with adjoining garden room and WC. To the first floor a spacious landing serves four principal double bedrooms to include an en-suite bathroom to the master in addition to a main shower room suite. Externally the property enjoys a large dog friendly rear garden hosting a variety of well stocked island borders backing onto 500 acres of woodland and full width paved terrace providing the ideal alfresco dining or entertaining space. To the front offers ample off road parking via a private gated entrance and detached double garage. Peasmarsch Village offers a Jempsons supermarket with cafe, choice of pubs, local Primary School, well regarded Flackley Ash Hotel / Restaurant with Spa. More extensive shopping, leisure facilities and restaurants can be found in the Cinque Port of Rye just 4 miles away also offering a mainline station to Ashford International and London.



Front

Timber five bar gated entrance leading to a large shingled driveway providing ample off road parking for several vehicles, double garage via double high level timber doors, external lighting, high level gate with path leading to rear, front garden laid to lawn enclosed boundaries, high level fence with gate leading to side elevations, covered entrance with external lighting, specimen Wisteria, planted hydrangeas and climbing roses.

Entrance hall

Part-glazed front door, wood effect floor tiling, radiator, carpeted staircase with painted balustrade to first floor accommodation, ceiling light, internal door and porthole window to kitchen / breakfast room, power points.

Study

12'8 x 11'8 (3.86m x 3.56m)

Internal door, carpeted flooring, UPVC bay window to the front aspect with radiator below, pendant lighting, cast iron fireplace with painted surround and polished stone hearth, power points.

Sitting room

15'3 x 11'5 (4.65m x 3.48m)

Internal door, UPVC bay window to the front aspect with radiator below, pendant lighting, exposed brick fireplace housing a cast-iron wood burning stove over a slate hearth, power and TV point.

Kitchen / dining room

21'8 x 20'6 narrowing to 10'4 (6.60m x 6.25m narrowing to 3.15m)

Internal door, slate effect floor tiling, ceiling downlights, radiator, internal door to larder housing the wall mounted gas boiler, window to side, high level cupboard housing the consumer unit. Open plan kitchen / dining area with through access to an adjoining garden room, UPVC windows and glazed door to the rear aspect, space for table and chairs, radiator, ceiling downlights, internal porthole window to hall. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath marble effect laminated counter tops, inset one and half ceramic basin with drainer and tap, under counter spaces for

dishwasher and washing machine, fitted 1100 rangemaster electric oven, tile splashbacks and matching extractor canopy with light above, power points, eye level display cabinets with recessed lighting.

Garden room

14'5 x 10' (4.39m x 3.05m)

Open access from kitchen /dining room, slate effect floor tiling, internal door to WC, pitched roof with Velux window to rear aspect, windows to front, side and rear aspects with French doors to rear, radiator and power points, TV point.

WC

Internal door, slate effect floor tiling, push flush WC, wall mounted hand basin, ceiling downlights and extractor fan.

Stairs and landing

Carpeted staircase and landing, window to front aspect, access panel to loft, light and power point.

Bedroom 2

13'3 x 11'4 (4.04m x 3.45m)

Internal door, carpeted flooring, windows to side and front elevations, radiator, cast-iron fireplace, light, power points, TV point, fitted wardrobe and chest with pull out drawers.

Bedroom 3

11'7 x 10'5 (3.53m x 3.18m)

Internal door, carpeted flooring, window to front aspect, radiator, cast iron fireplace, full length fitted wardrobes, light, power points.

Shower room

9' x 4'8 (2.74m x 1.42m)

Internal door, tile flooring, heated towel radiator, push flush WC, pedestal wash basin, ceiling light, shower enclosure with screen door.

Bedroom 4

10'7 x 10'3 (3.23m x 3.12m)

Internal door, carpeted flooring, window to rear aspect with radiator below, light, power point.

Bedroom 1

11'7 x 10'7 (3.53m x 3.23m)

Internal door, carpeted flooring, window to rear aspect with radiator below, internal door to en-suite bathroom, light, power points, TV point, fitted wardrobes.

En-suite bathroom

8' x 6'4 (2.44m x 1.93m)

Internal door, ceramic tile flooring, obscure window to side, panelled bath suite, heated towel radiator, ceiling light and extractor, push flush WC, pedestal wash basin, linen cupboard with slatted shelving.

Rear gardens

Full width paved terrace providing an private alfresco dining or entertaining area, path from terrace leading to side with high level gate to front, external door to rear of garage, sleeper edged beds, further path to side with access to an enclosed courtyard garden with further gate to front, external lighting and tap, picket fencing with gate and archway leading onto the main body of lawn hosting a variety of well stocked and mature island borders and a variety of mature Maple trees, garden is fully enclosed by high level hedgerow and close board fencing, specimen Beech trees.

Double garage

17'3 x 12'3 (5.26m x 3.73m)

Double high level doors to front, external part-glazed door and window to rear, power points and lighting, access panel with pull down ladder providing access to boarded eaves, porthole window to rear gable end.

Services

Mains gas central heating system.

Private drainage system - Septic tank.

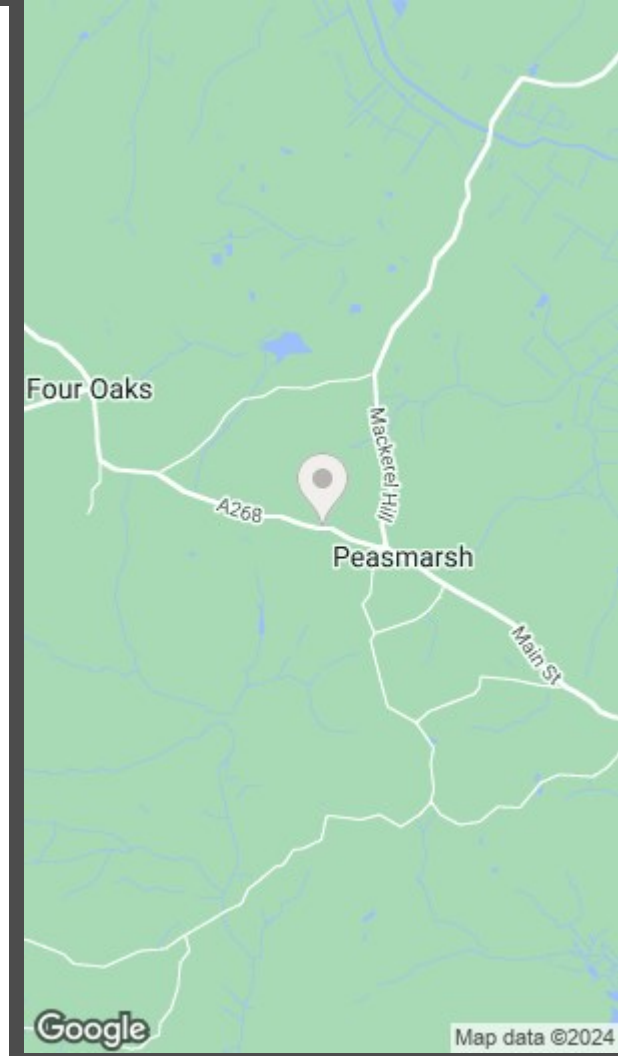
Local Authority - Rother District Council.

Agents note

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.







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | 89 | Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (69-82) C (55-69) D (39-54) E (21-38) F (1-38) G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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