



GWYNDOLI, GROVE LANE, IDEN, RYE,
EAST SUSSEX, TN31 7PX

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GUIDE PRICE £575,000

A spatially deceptive well presented 3 bedroom detached chalet bungalow, offering versatile accommodation, with private south facing rear garden, situated on a quiet country lane, within walking distance of all Iden village amenities.

- Hallway
- Sitting room with Wood Burner
- Open Plan Kitchen / Dining Room
- Ground Floor Bedroom 2
- Family Bathroom
- Ground Floor Bedroom 3
- First Floor Bedroom 1 with balcony and ensuite dressing room
- Large Eave Attic Storage
- Attached Garage / Workshop
- Car Port
- Off Street Car Parking for up to 4 Cars
- South Facing Rear Garden
- Quiet Country Lane location



Description: A well presented detached chalet bungalow property that we believe was originally constructed in 1930, and has more recently been extended and the loft converted by the current vendors. The property is of traditional brick construction with cedar cladding on the first floor elevations, with UPVC double glazed casement frame windows all beneath a pitched tiled roof. To the side of the property is an attached timber frame workshop with stained weatherboard elevations and flat felt roof. The property is accessed off Grove Lane with hard standing side drive providing off street car parking for up to 4 vehicles and access to a side car port and beyond an attached garage / workshop, while at the centre of the property is a picket gate leading from the lane up a paved path through the front garden to the front door.

The property is accessed at the front via a central front door that opens into an entrance hallway that leads through the property to an open plan kitchen / dining room with large rear glazed windows and sliding doors that open out to the rear garden. The kitchen is handmade oak shaker units painted in slate grey with laminate marble effect worktops. The kitchen has a composite sink and drainer with cooker tap, integrated Bosch appliances including dishwasher, large fridge, large freezer, microwave, and eye level oven, gas hob with extractor above. There is also fitted cupboards housing a washing machine and tumble dryer, while the main island unit also benefits from a hand crafted oak breakfast bar making for an ideal socialising area.

Accessed off the kitchen / dining room is a ground floor double bedroom with rear facing window and next to this is the family bathroom with modern panel bath with power shower above, close coupled WC and washbasin with vanity unit below. On the opposite side of the kitchen is an access door into a large workshop / garage which has been fully insulated and benefits from wooden double doors at the front opening out into the car port while at the rear are glazed French doors opening out to the garden.



The main living room is accessed from the entrance hallway with front facing window, stripped wooden flooring and central feature fireplace with wood burner. On the opposite side of the hallway is a further double bedroom with built in cupboards and front facing window.

Stairs lead from the entrance hall up to a first floor principal bedroom with dressing area with Velux window and built in wardrobes and draws leading through to the main bedroom area with glazed feature wall window with glazed door opening out onto a covered balcony that enjoys fine vistas looking over the rear garden and surrounding fields. There are two attic storage areas accessed from the top of the stairs and also through a wardrobe in the dressing area.

Externally the property benefits from a front facing lawn garden on the left of a paved central pedestrian path leading from a picket gate up to the front door, while to the right of the path is hard standing parking area for a number of vehicles and access to a side covered car port. Paved paths lead either side of the property to a rear paved south facing seating area with vine covered pergola looking out over a generous lawn garden with rear post and rail fencing. At the side of the garden is a large timber frame Wendy house and behind this a timber frame garden shed.





Location: Gwyndoli is situated in the village of Iden where local services include a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. Two miles to the south is the Ancient Town and Cinque Port of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 25 miles distant offering further shopping and recreational facilities while closer are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthurGlen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands beach and walking in the surrounding countryside. Within the area are a large number of National Trust properties and gardens including Sissinghurst Castle and Small Hythe.

Schools: A number of highly regarded schools in the area include; Vinehall, Claremont, St Ronan's, Buckswood, Benenden and Cranbrook. Playden Primary is 1 mile away while Rye offers state primary and secondary schools.

Travel and Transport: Rye train station, 2 ¼ miles away, offers direct links to the high speed service from Ashford to London St.Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Services: Mains Water, Drainage, and Electricity, Calor Gas Central Heating and Water Heating

Broadband Speed: Up to 900Mbps (source Uswitch)

Mobile Coverage: 4G on Vodafone, O2, and EE

Council Tax: Currently Band E

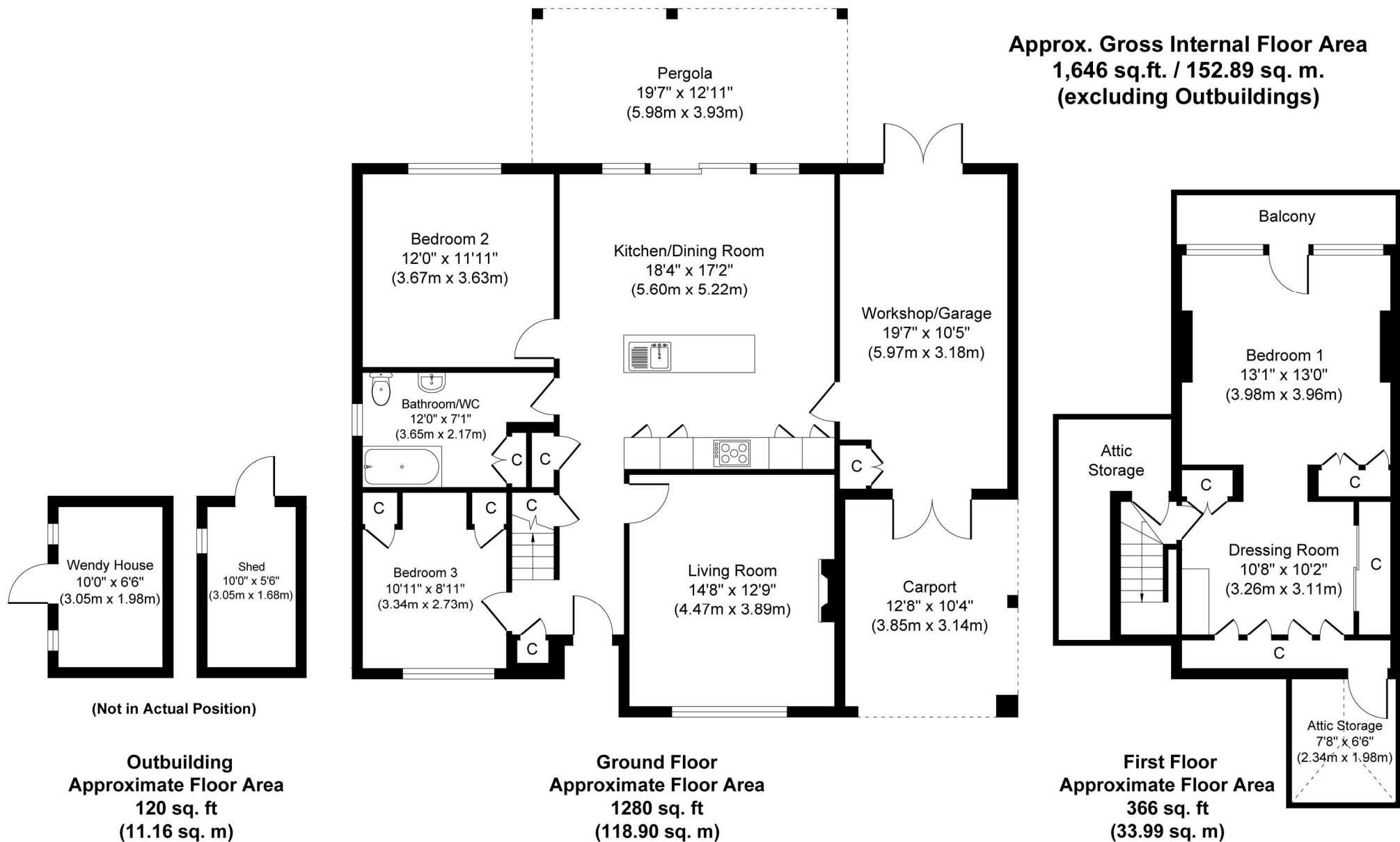
EPC: Band C

Local Authority: Rother District Council

Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd

Directions: From Cinque Ports St in Rye continue along into Landgate. At the T junction turn left onto the A268 following signs for Hawkhurst/London. Remain on the A268 for approx 1 mile before turning right onto Iden Road B2082 next to the Peace and Plenty Bistro. Proceed for 1 mile into the village of Iden and turn right into Grove Lane opposite The Bell pub. Gwyndoli will be found approximately 200yds down on the right hand side.



Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: February 2025 Photographs Dated: July 2024 and February 2025

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