



LYNDHURST, MAIN STREET, PEASMARSH,
RYE, EAST SUSSEX, TN31 6YA

ANDERSON
 HACKING

GUIDE PRICE £699,000 - £749,000

An attractive detached 7 bedroom Victorian house situated in a central village location of Peasmarsch. This former village Butchers shop and house now offers versatile accommodation creating a generous family home with large south facing rear garden.

- Entrance Hall
- Living Room
- Sitting Room / Snug
- Kitchen / Dining Room
- Conservatory
- Utility Room
- Ground Floor Shower / WC
- Ground Floor Bedroom / Study
- Master Bedroom with Ensuite Bathroom/WC
- 4 Further Double Bedrooms
- Single Bedroom / Dressing Room
- Garage and Workshop
- South Facing Rear Garden
- Central Village Location



Description: Lyndhurst is accessed from Main Street in the heart of the village of Peasmarsch over a bitumen off street parking area providing parking for two cars and providing access to an attached garage on the western side of the property. The property comprises a square 19th Century detached villa of brick construction beneath a double hipped pitched tiled roof with later southern extensions. A central canopied front door opens into a large hall / stairway off which is a living room with bay fronted window, while on the opposite side of the hallway is a sitting room/ study again with bay fronted window and period fireplace. At the end of the hallway there is access into an impressive large kitchen / dining room with open working fireplace and south facing French doors leading out into a large sunroom / conservatory with access doors opening out to the garden. The kitchen offers a range of olive green shaker style wall and base units with wooden worktops, gas hob with extractor hood above, eye level double oven and space and plumbing for a dishwasher. Accessed from the kitchen is an enclosed rear entrance porch leading out to the garden, while at the dining room end is an access door through to a large utility room with secondary sink and plumbing for a washing machine and tumble dryer. A connecting door leads from the utility room through to a garage while on the opposite side of the utility room is a further door leading to a ground floor shower room /WC and beyond to a ground floor bedroom / study.

A central staircase leads from the hallway up to a light first floor landing off which is a master bedroom with ensuite bathroom and walk through wardrobe connecting through to a front single bedroom / dressing room. On the opposite side of the landing are two large double bedrooms both with period fireplaces and built in wardrobes and at the end of the landing is a family bathroom/WC is situated between the two rear bedrooms. A second staircase leads from the landing up to second floor landing off which are two further double bedrooms and a second bathroom/WC.



Virtual Furniture



Situation: Lyndhurst is set in the heart of the village of Peasmarsh, which benefits from 2 village pubs, primary school, active village hall, bowls club, local supermarket with pharmacy, post office, café restaurant, and petrol filling station. The ancient Cinque Port town of Rye is approximately 3 miles away with its pretty cobbled streets and period buildings offering a range of shops, recreational and cultural facilities.

The spa town of Tunbridge Wells is approximately 22 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 McArthur Glen 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.

Externally Lyndhurst has a large south facing garden that has a paved entertaining seating area with pergola looking out onto a large lawn garden with side flower borders. There is a large timber garden shed and wood store at the side of the paved area and a further shed at the end of the garden.

Schools: Peasmarsh village primary is situated within walking distance up School Lane, while Rye offers further state primary and secondary schools. There is also a number of highly regarded private prep schools in the area include; Vinehall, Claremont, St Ronan's, and Marlborough House.

Travel and Transport: There is a regular bus service connecting to Rye and Northiam, while Rye train station, approximately 3 miles distant, offers direct links to Brighton and Ashford with good connections to the high speed service from Ashford to London St. Pancras (37 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.







Virtual Furniture



General Information

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

Broadband Speed: Up to 96Mbps – Source Uswitch

Mobile Coverage: 4G with EE, 02 and Vodaphone

Council Tax: Currently Band E

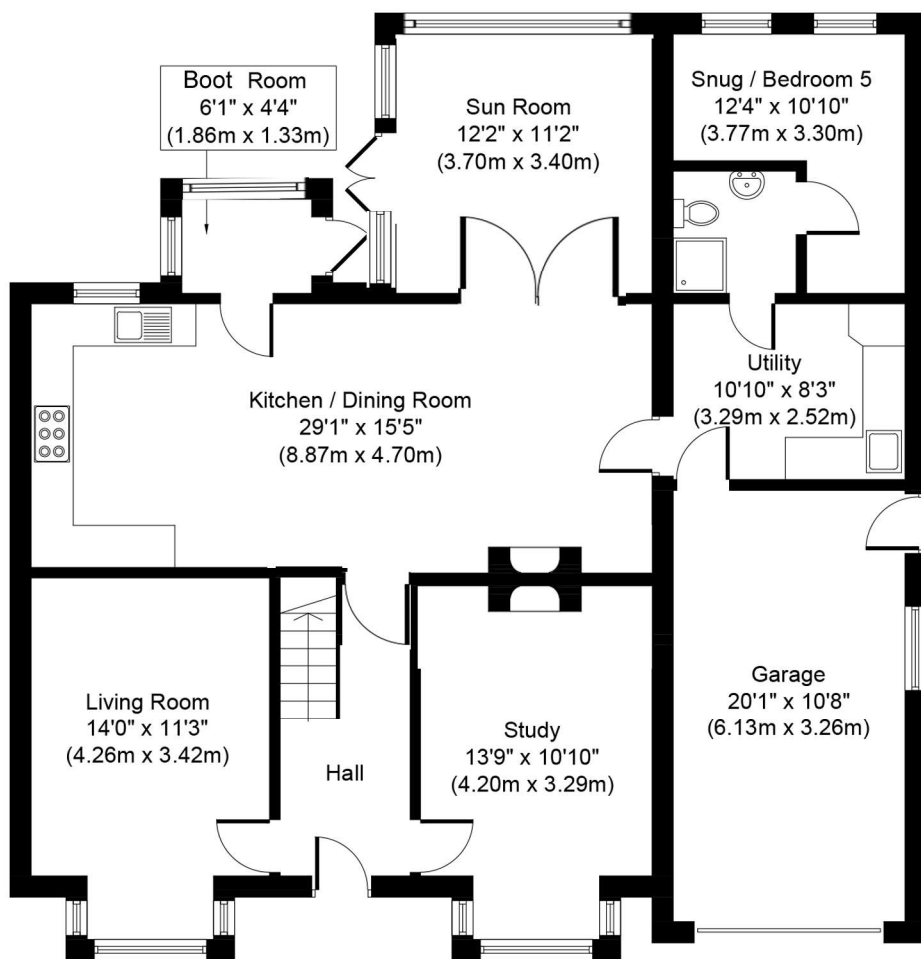
Local Authority: Rother District Council – 01424 787000

EPC: Band E

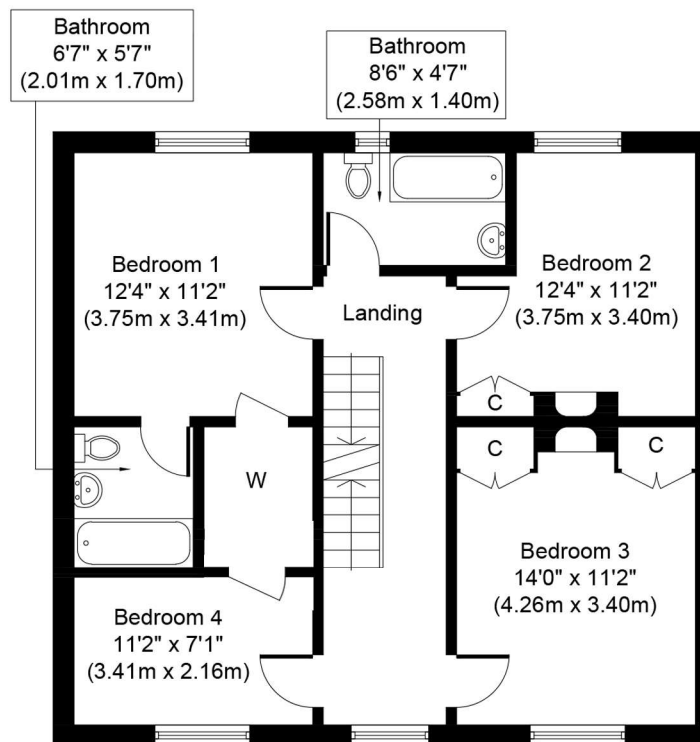
Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .

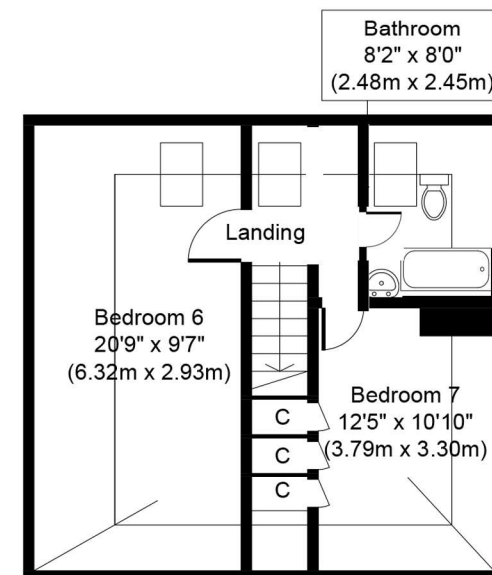
Directions: From Rye leave on the A268 following signs for Hawkhurst/London. Remain on the A268 until entering Peasmarch and Lyndhurst will be found on the left hand side just opposite the village hall in the centre of the village.



Ground Floor
Approximate Floor Area
(Including Garage)
1457 Sq. ft.
(135.4 Sq. m.)



First Floor
Approximate Floor Area
776 Sq. ft.
(72.1 Sq. m.)



Second Floor
Approximate Floor Area
448 Sq. ft.
(41.6 Sq. m.)

Gross Internal Area 2,683 Sq. ft. (249.1 Sq. m.)

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: October 2025 Photographs Dated: September 2025

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TEL : 01797 224852

EMAIL: INFO@ANDERSONHACKING.COM