

PHILLIPS & STUBBS



coastal +
COUNTRY



Oast House Barn is an attractive, mellow brick and part tile hung property located on the outskirts of both Playden and Rye set off a country lane in a rural yet not isolated position. Playden has a primary school, public house and church. The Ancient Town and Cinque Port of Rye, approximately 1.5 miles, is renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras giving a rush hour commuting time from Rye in less than 70 minutes. Sporting facilities in the area include a leisure centre with a 25m pool, Rye lawn tennis club with 8 grass and 3 all-weather courts, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

Entrance hall

The hallway has doors off to the main reception room and kitchen, stairs to the first floor.

Cloakroom

Comprising w.c and wash hand basin.

Living/dining room

This open plan main living/dining room is double aspect and has French doors opening out onto the rear garden.

Kitchen/breakfast room

Fitted with a good range of base and wall mounted units including a double oven, electric hob, extractor fan and space for fridge/freezer. French doors out to the rear garden.

First floor landing

Providing access to all bedrooms, family shower room, hatch to loft space, windows to the front.

Bedroom 1

A double aspect room with windows to the front and rear overlooking the garden and beyond. Dressing area and en suite bathroom.

En suite bathroom

Traditional style fittings comprising a panelled bath, separate glass-enclosed shower, a pedestal wash basin, w.c and a window to the rear.

Bedroom 2

Double aspect with views over the garden and fields with Rye church visible in the distance.

Bedroom 3

Bright room which could be used as an office, overlooking the rear garden.

Family shower room

Traditional style fittings to include a walk-in shower with glass enclosure, pedestal wash hand basin, w.c. and window to the rear.

Outside

To the front there is a gravelled off road parking area which allows access to the integral single garage. The rear garden has a gravelled seating area with lawn beyond and is hedge and fence enclosed. The vendors are proposing to include a strip of land to the side of the property adjoining the field that is part gravelled and includes the oil tank. There is the potential to purchase more if required by separate negotiation.

Local Authority: Rother District Council.

Council Tax Band B Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available.

Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £599,950 Freehold

Oast House Barn, Houghton Green Lane, Playden, East Sussex, TN31 7PJ



An attached barn conversion occupying a semi rural location on the outskirts of Rye Town.

- 3 bedroom barn conversion • Off road parking • Integral single garage • Enclosed rear garden • Views over adjoining fields • Oil heating • No chain



Directions: Proceed out of Rye in a northerly direction on the A268 and after passing over the railway bridge turn immediately right into Military Road, signposted to Appledore. Proceed along Military Road for approximately 1 mile and then turn left into Houghton Green Lane signposted Iden. The property will then be seen immediately on the left.

EPC: D

Local Authority: Rother District council

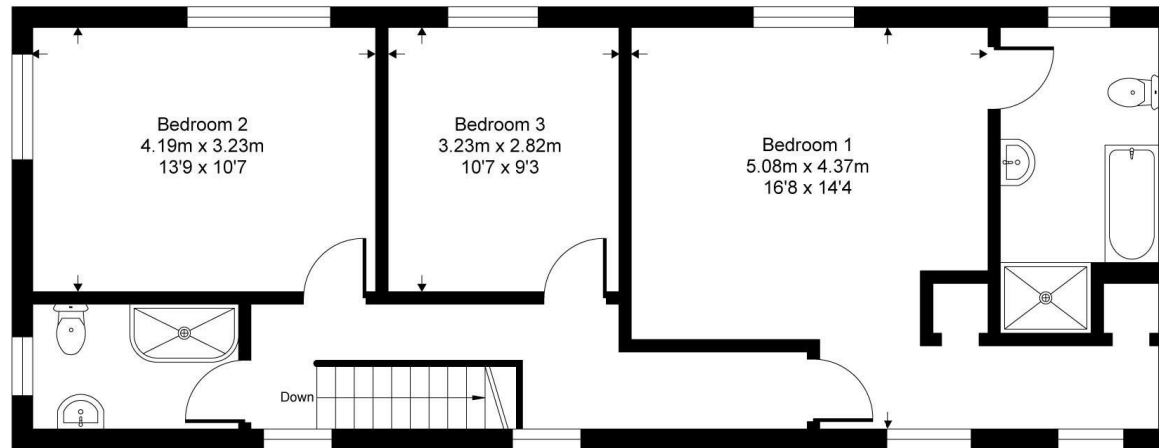
Council Tax Band: B

Oast House Barn

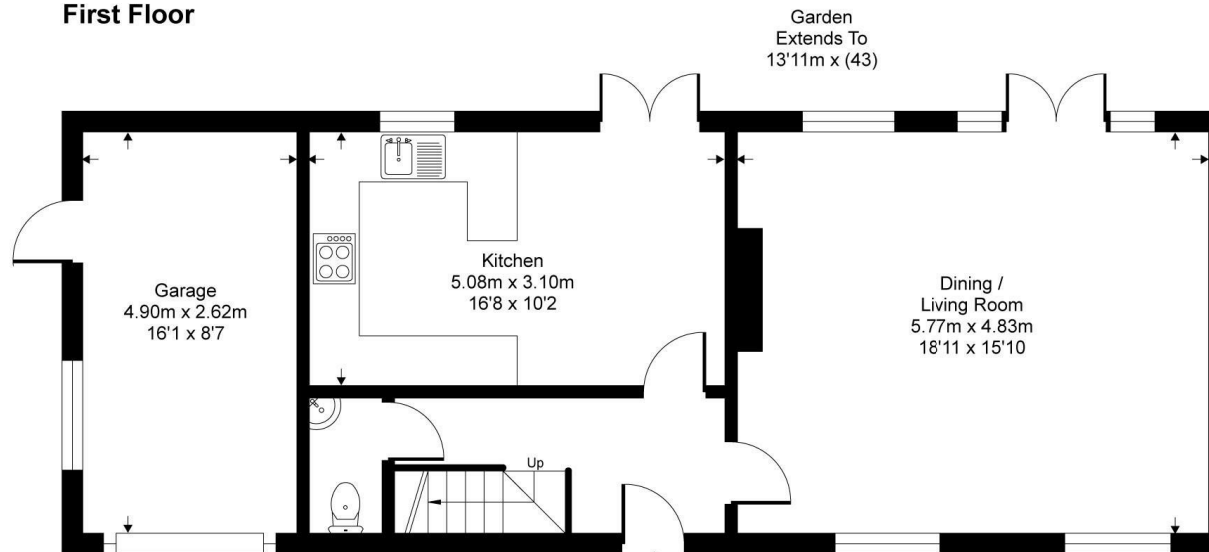
Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft

Approximate Garage Internal Area = 12.8 sq m / 138 sq ft

Approximate Total Internal Area = 134.1 sq m / 1444 sq ft



First Floor



Ground Floor

IN

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 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk