

The Nut Orchard, New England Lane, Rye

Rye

In Excess of £1,500,000





The Nut Orchard, New England Lane

Rye

Exceptional contemporary home with panoramic coastal and countryside views, beautifully remodelled to an exceptional standard, set in around half an acre on the edge of the historic town of Rye.

The Nut Orchard is an exceptional contemporary home occupying an elevated position on the outskirts of Rye, enjoying breathtaking panoramic views across Romney Marsh to the coastline.

Recently extended and comprehensively remodelled, it offers beautifully crafted accommodation, outstanding energy efficiency and a seamless connection between house, garden and landscape.

Designed around modern family living, the heart of the home is a stunning open plan kitchen and dining space, flooded with natural light through floor to ceiling glazing and opening directly onto the landscaped terraces. A freestanding wood burner provides a striking focal point, whilst the adjoining snug provides a cosy space to unwind and relax.

The spacious sitting room enjoys spectacular corner glazing that perfectly frames the far reaching coastal and countryside views. A separate study/playroom, utility room and cloakroom provide the flexibility expected of a modern family home.

Upstairs are four generous double bedrooms, including an impressive principal suite with dressing area, en suite bathroom and uninterrupted views, complemented by a striking glass balcony. A guest bedroom also benefits from an en suite shower room, with two further double bedrooms served by a beautifully appointed family bathroom.

The house sits within approximately half an acre of professionally landscaped gardens, with expansive terraces designed for entertaining, level lawns, mature planting, ample driveway parking and a substantial detached garage. The contemporary palette of render and timber cladding sits comfortably within its rural surroundings.

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Set on the edge of the historic Cinque Port town of Rye, The Nut Orchard offers an enviable lifestyle combining countryside, coast and convenience.

Rye is celebrated for its cobbled streets, independent shops, galleries and acclaimed restaurants, while the sandy beaches of Camber Sands are just a short drive away.

Excellent walking and cycling can be enjoyed across Romney Marsh and the High Weald, with sailing, golf and water sports all nearby.

The area is particularly well regarded for both state and independent schooling, making it a popular choice for families relocating from London.

Rye station provides regular services towards Ashford International with high speed connections to London St Pancras, while Tenterden and Peasmarsh offer a wide range of everyday amenities including supermarkets and local shopping.

Council Tax band: F

Tenure: Freehold

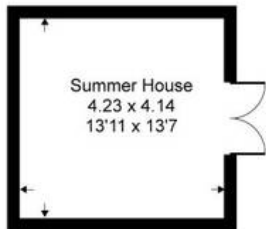
- Panoramic coastal views
- Tranquil setting with around half an acre
- Spacious four bedroom family home
- Beautifully remodelled throughout





The Nut Orchard, TN31

Approximate Gross Internal Area = 240.1 sq m / 2585 sq ft
Approximate Outbuilding Internal Area = 17.4 sq m / 188 sq ft
Approximate Total Internal Area = 257.9 sq m / 2773 sq ft



Ground Floor



First Floor

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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