PHILLIPS & STUBBS

coastal + COUNTRY

Treetops is situated on the rural outskirts of Peasmarsh which offers local facilities and amenities including Jempsons (a family run supermarket) and several public houses. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (5 miles) renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys Clock and eighteenth century town hall. From the town there are local train services to Ashford with high speed connections to London St. Pancras in 38 minutes. Tenterden (7 miles) with its tree lined High Street and green swards also offers a good range of shopping facilities and amenities.

Built approximately 13 years ago, a bespoke Potton design finished to a high specification with energy efficiency in mind including 34 solar panels, recent improvements and additions, the property is wheelchair accessible, has an Air Source Heat Pump, electric car charger and swim spa pool (included in the sale), this individual property offers light and spacious accommodation which comprises,

Double front door into entrance lobby which has flagstone underfloor heating, inner door way into the entrance hall, hatch to the loft space, airing cupboard. Doors off to all bedrooms.

Wide archway into the main partly vaulted open plan living area which comprises, oak flooring throughout with kitchen/breakfast room fitted with a range of base and wall mounted cupboards with silestone worksurfaces and Siemens and Bosch appliances incorporating a one and a half bowl sink unit, double oven, 4 ring electric hob, integrated dishwasher, fridge and freezer. Island unit with cupboards and drawers, marble worksurface and breakfast bar. Door out onto the garden.

Triple aspect living area with wood burning stove. Dining area is also triple aspect with bi-folding doors, overlooking the garden which has the trees which give the property it's name.
Utility room with worksurface, space and plumbing for washing machine.

Bedroom 1 bi-folding doors out to a side garden terrace, window to front with shutters, walk in dressing area and en suite shower room comprising large walk in shower with Corian walls, w.c, bidet, wash basin on stand, window to side.

Bedroom 2 walk in dressing area, window to front with shutters, door to family bathroom.

Bedrooms 3 and 4 have windows to the rear.

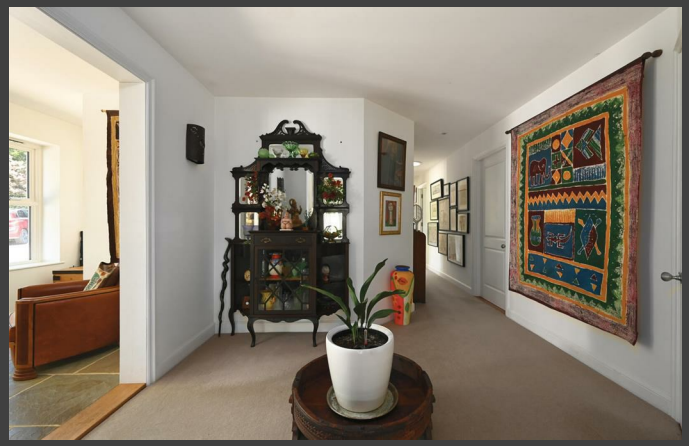
Family bathroom comprising a sunken bath with marble surround and mixer tap/shower attachment, vanity unit with wash hand basin and marble surround, w.c, window to front with shutters.

Outside
To the front of there is a detached open fronted double garage. A long gravelled driveway leads down to the property and culminates in a further area of parking with electric car charging point. To the rear there is a paved terrace and formal lawn which leads to a summerhouse which has light and power connected as well as a range of built in cupboards, this would make an ideal home office or hobbies space and enjoys an outlook over the garden. The gardens are a particular feature of the property having numerous well stocked beds and borders together with a variety of trees and shrubs including specimen varieties, there are two greenhouses and an above ground 17 foot swim spa. The gardens which back partly onto grazing land are approaching 1 acre (to be verified).

Other information
Local Authority: Rother District Council.
Council Tax Band F
Mains electricity and water.
Domestic small sewerage treatment plant
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: 1000Mbps Source OFCOM
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £995,000 Freehold

Treetops, Mackerel Hill, Peasmarsh, Rye, East Sussex, TN31 6TB



An immaculate bespoke four bedroom single storey property with a generous main open plan living space set in mature landscaped gardens approaching 1 acre and boasts an impressive 'A' rated EPC.

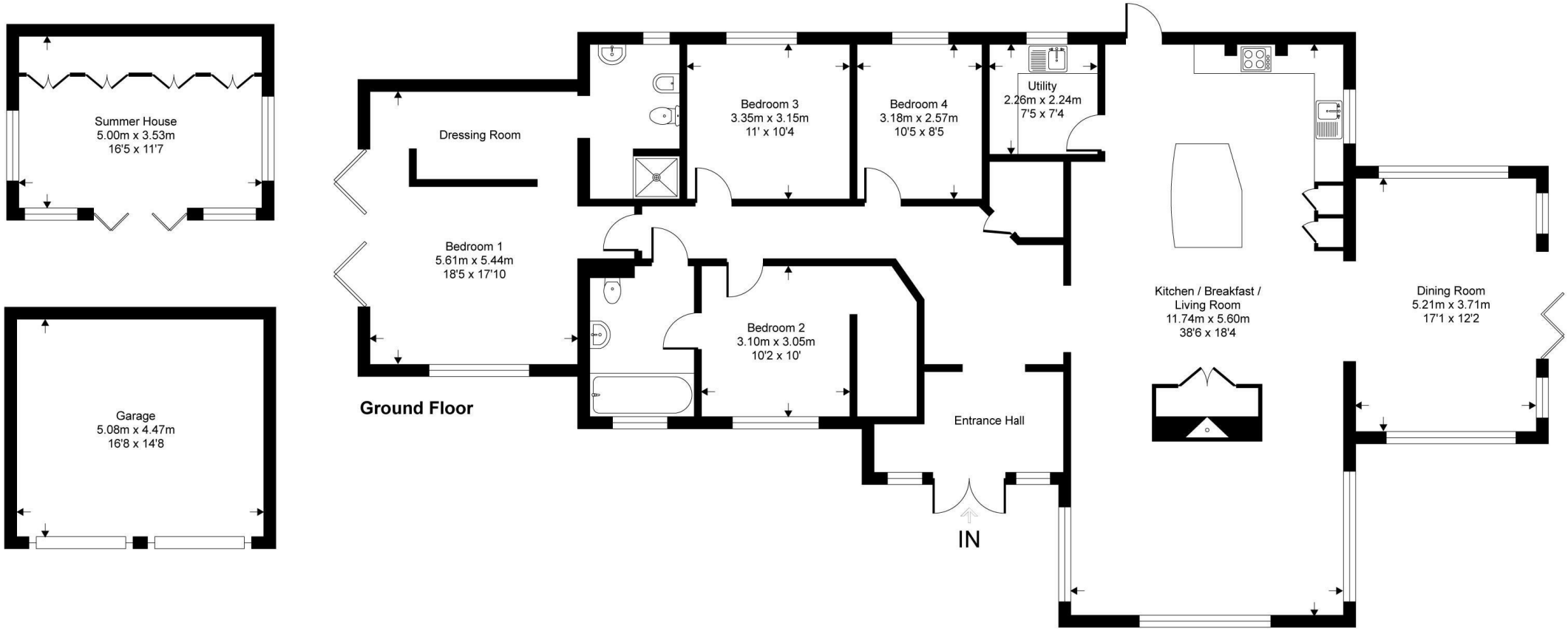
• Detached single storey modern construction • Main open plan living/kitchen/breakfast room and dining room off • Bedroom 1 with walk in dressing area and en suite shower room • Bedroom 2 with walk in dressing area and door to family bathroom • 2 further bedrooms • Sash style double glazed windows • Air source heat pump providing underfloor heating plus solar panels • Summerhouse/garden office • Mature well stocked gardens approaching 1 acre (to be verified) • High energy efficient EPC Rating A

Directions: From Rye, take the A268 in a northerly direction for about 6 miles passing through Playden and the village of Peasmarsh. At the Flackley Ash Hotel turn right sign posted to Wittersham. After approximately 100 metres you will see a gravelled driveway on the left hand side (it is the only driveway on the left). Turn into the driveway, which is shared with a neighbouring property, and take the right hand fork which leads down to Treetops.

EPC: A
Local Authority: Rother District Council
Council Tax Band: F

Treetops

Approximate Gross Internal Area = 192.2 sq m / 2069 sq ft
Approximate Garage Internal Area = 22.6 sq m / 244 sq ft
Approximate Outbuilding Internal Area = 17.6 sq m / 190 sq ft
Approximate Total Internal Area = 232.4 sq m / 2503 sq ft



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