



# RIGBY & MARCHANT

An utterly charming and sympathetically extended, quintessential Sussex cottage nestled on the fringes of Iden, a highly sought-after Wealden village, a short distance from historic Rye and the coast.



## Mr Catts House, Iden - TN31 7PS

In Excess of £750,000



RIGBY &  
MARCHANT

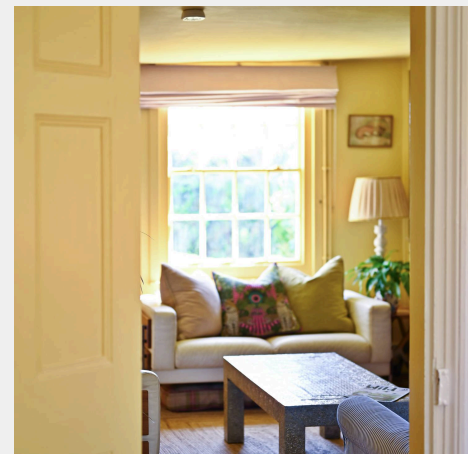


Mr. Catt's House is picture-postcard Grade II listed cottage dating from the early nineteenth century, featuring white painted weatherboard elevations and sash windows set beneath a slate tiled roof. Inside, the accommodation has been carefully extended and exquisitely decorated to accentuate the period charm, seamlessly balancing its rich character with modern living.

A white picket gate opens onto a pathway leading to the house, whilst the lush gardens wrap around the home. To one side, a traditional cottage garden is planted with lawn, wild flowers and mature hedging, while to the rear a terrace gives way to a meadow style garden overlooking the open fields beyond. A log store and garden store sit discreetly to one side.

The entrance hall leads through to a front facing sitting room, where an inglenook fireplace with wood burning stove creates a natural focal point, complemented by exposed floorboards and panelled detailing. To the rear, the house opens into a triple aspect kitchen, dining and family space. Vaulted ceilings and bi fold doors bring in light and connect seamlessly to the garden, while a second wood burning stove adds warmth and atmosphere. The kitchen itself is well considered, with bespoke cabinetry, hardwood worktops and integrated appliances. A second reception room offers flexibility as a family room, study or fourth bedroom, while a downstairs shower room sits neatly alongside.

Upstairs, three bedrooms are arranged around a central landing. The principal and second bedrooms enjoy far reaching rural views towards the coast, while the third looks out over neighbouring farmland to the rear of the property. A family bathroom completes the floor. The charm of this quietly positioned period home is endless, offering a considered balance of character, space and countryside living.







Set along a quiet country lane on the edge of Iden, Mr. Catt's House enjoys an elevated position with far reaching views across the Rother Levels towards the English Channel. Iden is a well regarded village with a strong sense of community, home to a village shop and post office, cricket ground, bowls club and a traditional country pub, all surrounded by open countryside and walking routes that meander down towards the Royal Military Canal.

The historic Cinque Port town of Rye lies just two miles to the south, renowned for its cobbled Citadel, medieval fortifications, and its vibrant array of independent shops, restaurants, and leisure facilities. The spectacular dunes and sandy expanses of Camber Sands are a mere six miles away.

Rye also offers exceptional train connections to London St. Pancras via Ashford International with a journey time just over an hour, with onward connections to the Continent via Eurostar. Further comprehensive amenities, including Waitrose and Tesco, are readily accessible in the elegant tree-lined town of Tenterden (9 miles) and neighbouring Morrisons in Peasmarsch (2 miles).

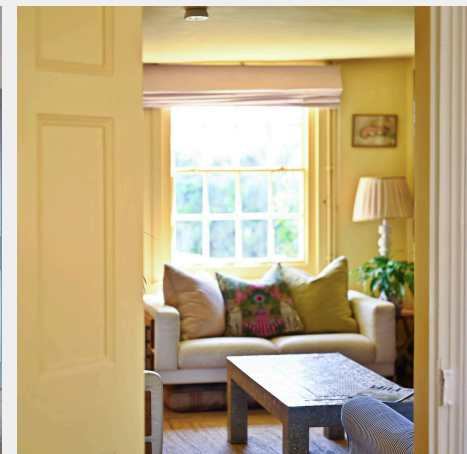
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

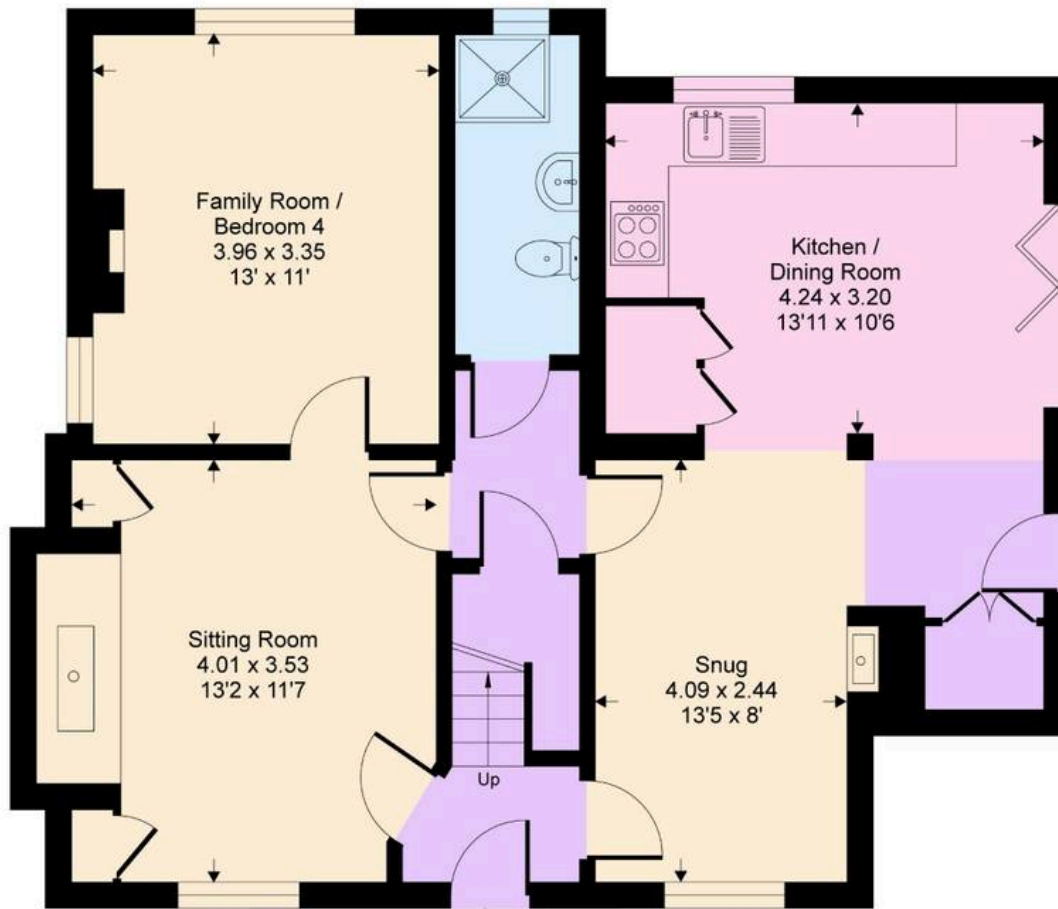
EPC Environmental Impact Rating: E

- Beautifully renovated Sussex cottage
- Magnificent countryside views
- Close to local amenities and mainline station
- Successful 5\* rated luxury holiday let



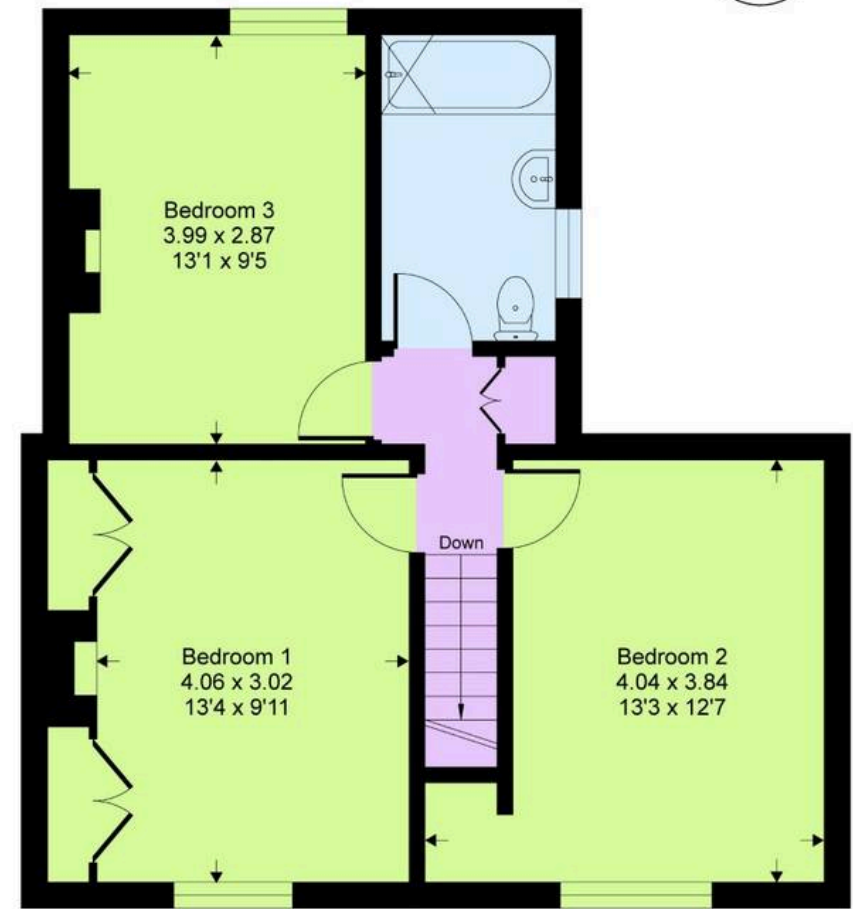
# Mr Catts House, TN31

Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft



Ground Floor

IN



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.



## Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

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