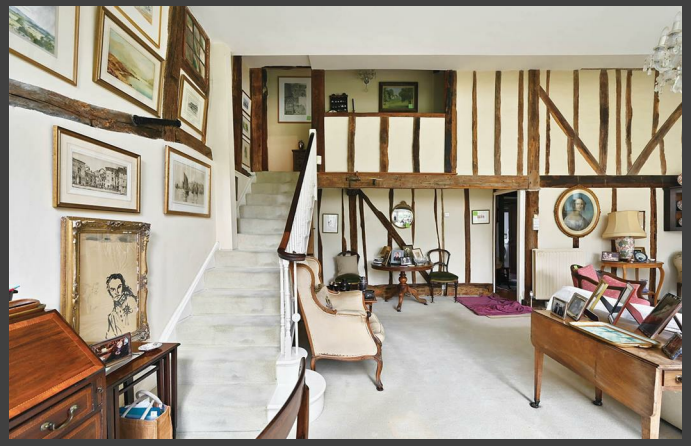
PHILLIPS & STUBBS



coastal + COUNTRY







Set within the High Weald National Landscape (AONB) on the outskirts of the village of Peasmarsh, which offers a range of local services including a large independently owned supermarket, a primary school, two public houses, Tillingham Winery and the Parish Church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London Stratford and St Pancras (37 minutes). Inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, St Ronan's at Hawkhurst, Benenden Girl's School and Buckswood School at Guestling.

Believed to date from 17th Century, the property retains a wealth of original features, including exposed oak beams throughout. At its heart, the dining room is centered around a traditional open inglenook fireplace.
The principal living room is particularly impressive, with generous windows framing views across the surrounding gardens.
Outside, the mature gardens offer a private and tranquil backdrop, with sweeping lawns, established planting and an outdoor swimming pool (needing recommissioning).

Ground floor
The entrance hall has a quarry tiled floor and built in book shelving.
The kitchen combines traditional fitted units with exposed wooden beams, Belfast sink set beneath a window that overlooks the front garden, Everhot range cooker, granite countertops. Door opening out to the garden.
Dining room features a wide open inglenook fireplace, exposed beams and timber framing.
Living room is a spacious room with large windows providing natural light and views over the garden. High vaulted ceiling, fireplace with pine surround and stairs rising to the galleried first floor landing.
The study has a traditional brick fireplace with a woodburning stove, flanked by built-in alcove cupboards and shelves which provide both storage and display space. Exposed timbers. First floor galleried landing

First floor
The principal bedroom has exposed timbers and a window overlooking the garden.
The bathroom features a distinctive vaulted ceiling with exposed timber beams, rolltop freestanding bath, wash hand basin, separate shower cubicle and w.c.
Bedroom two with exposed timbers and large window overlooking the garden.
Bedroom three has exposed timbers and window to the front.
bedroom four has timbers and window to the side.

Outside
Set within mature and extensive grounds, this charming thatched cottage is surrounded by sweeping lawned gardens. The picturesque setting includes a variety of mature trees and hedging, offering a degree of privacy and seclusion. A covered outdoor swimming pool is nestled within a private hedge enclosed space. The property also enjoys far-reaching views over adjoining open countryside.

Other information
Local Authority: Rother District Council.
Council Tax Band G
Mains electricity, gas and water. Private drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Standard 5 Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £890,000 Freehold

Cleves Starvecrow Lane, Peasmarsh, Rye, TN31 6XN







A charming detached Grade II Listed period cottage set in a secluded rural position, backing onto open countryside. Offering four bedrooms, the property retains a wealth of character, including a vaulted sitting room with galleried landing and an impressive inglenook fireplace, all complemented by mature gardens and a swimming pool.

• Detached Grade II Listed 4 bedroom period cottage • Rural position set in secluded gardens and backing onto open countryside • Vaulted living room with galleried landing • Open inglenook fireplace • Swimming pool • Oil fired heating • Offered chain free

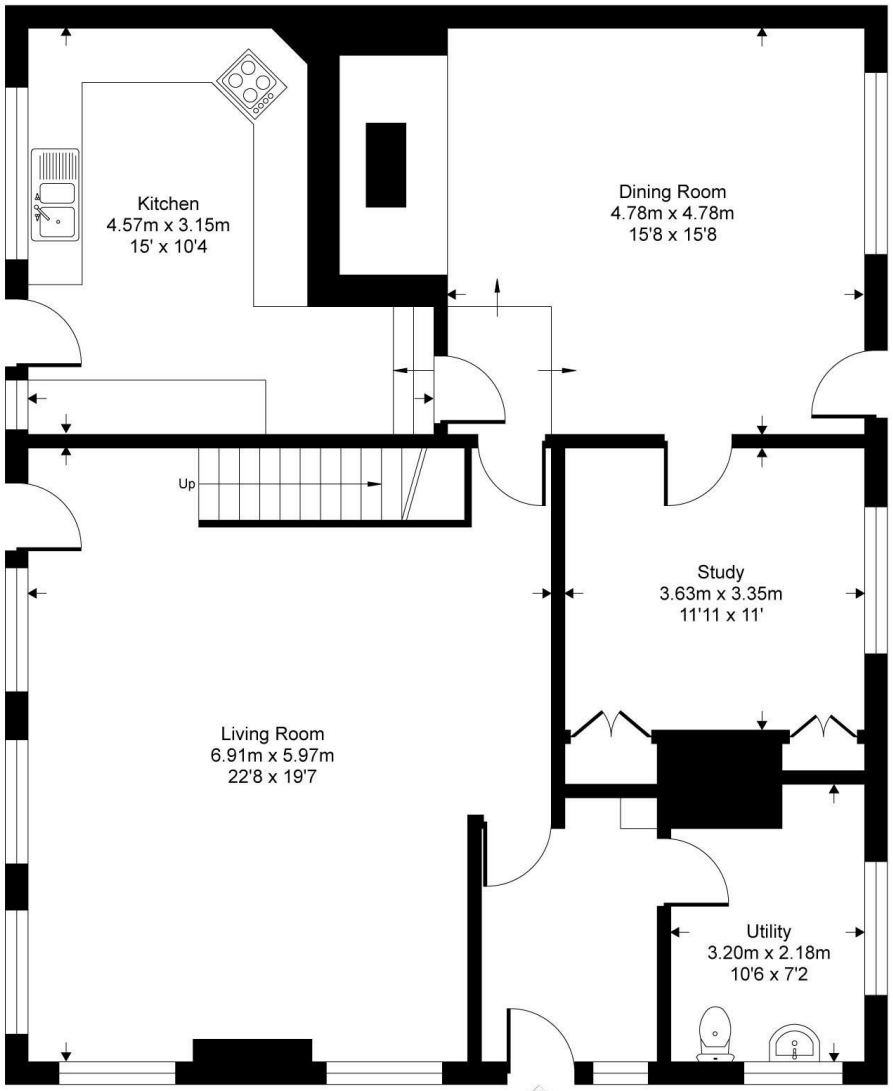


Directions: Entering Peasmarsh from the Rye direction turn first left into Church Lane and continue up passing the church on your right and at the junction turn left into Dew Lane which then becomes Starvecrow Lane. Continue along the lane, down the hill and just as you start to go up the hill the entrance will be seen on the right hand side just before Hayes Lane (on the left)
what3words: amaze.applauded.sideburns

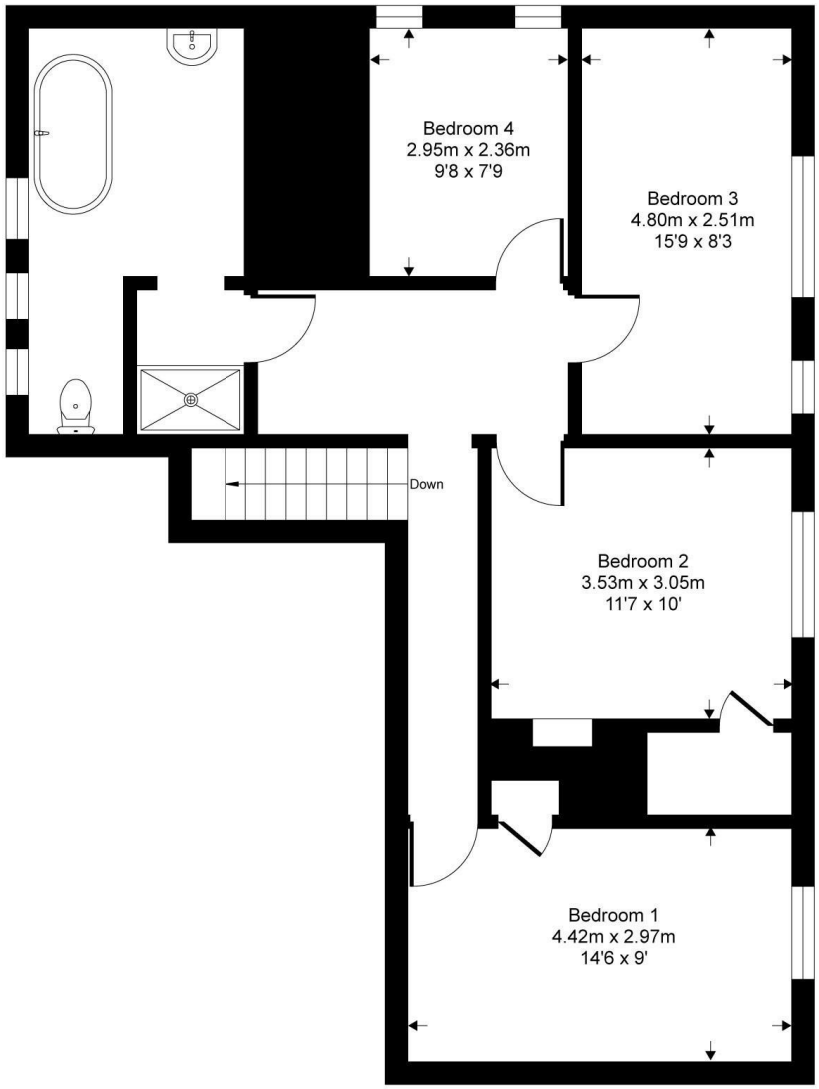
EPC: E
Local Authority: Rother District Council
Council Tax Band: G

Cleves

Approximate Gross Internal Area = 181.8 sq m / 1957 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.

Copyright Casaphoto Ltd. 2026 - Produced for Phillips and Stubbs

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:
Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

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