



**Dew Farm Dew Lane, Rye
TN31 6XD**

Dew Farm House is a handsome period country house located on the delightful Tillingham Estate, set within pretty gardens backing onto the winery and enjoying stunning countryside views.

£2,750 Per Month



Description

The accommodation comprises a spacious kitchen featuring a Butler sink and terracotta tiled flooring, a large dining room with feature fireplace, and a generous principal sitting room with exposed beams, wooden flooring and an open fire. There is also a cosy snug/TV room with a further open fireplace, utility room, and downstairs cloakroom/WC.

On the first floor are four double bedrooms and a well-appointed family bathroom with both bath, overhead shower and an adjacent, separate WC. The principal bedroom benefits from a feature fireplace and built-in wardrobes and there is additional built-in storage provided in the remaining bedrooms.

Outside, the property sits within attractive gardens, mainly laid to lawn, with beautiful views across the winery. There is also a useful workshop/outbuilding which houses the boiler and ample driveway parking for 4 cars.

Services: Mains electricity, oil-fired central heating, mains water and private drainage.

EICR available.

EPC: E

The property is offered unfurnished and is available from 01 May 2026.

Location

This delightful property is situated on the outskirts of the village of Peasmarch which is set in the heart of 1066 country enjoying its associated historic sites, castles, countryside and attractions. The village, set within the High Weald Area of Outstanding Natural Beauty, offers several local services including a Jempons Superstore, The Cock Inn and the Horse and Cart public houses, Flackley Ash Country Hotel and Spa, Tillingham Winery and restaurants, and a primary school.

Nearby Rye, Tenterden and Battle all offer an excellent range of independent shops, restaurants, public houses and amenities along with their picturesque high streets as well as a wealth of artistic and cultural events.

In addition to Peasmarch C of E Primary School, other nearby schools include Robertsbridge Community College and Rye College, Vinehall Preparatory in Robertsbridge, Claremont Senior School in Bodiam and Saint Ronan's in Hawkhurst.

Robertsbridge Station offers services to London Charing Cross and Cannon Street with journey times from 1 hour 20 minutes. Alternatively, Rye Station operates services to Ashford International from which there are high speed services to London St Pancras from just 37 minutes. The A21 gives access north to the M25 for Gatwick, Heathrow Airports and Stansted airports and south to Hastings.

Rye 4 miles
Tenterden 8.8 miles
Robertsbridge 13.5 miles
Battle 14.5 miles
(All distances are approximate)

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

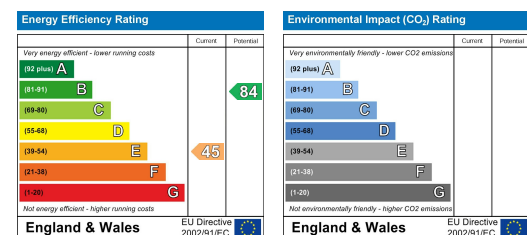
Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Safe Agent. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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