



Hillside House,

Peasmarsh, Rye, East Sussex TN31 6UT

**Hillside House, School Lane, Peasmarsh,
Rye, East Sussex TN31 6UT
Guide Price £1,000,000 - £1,100,000**

Light-filled Scandinavian-inspired home in the High Weald, with 4 bedrooms, 3 bathrooms, flexible living, circa 0.45 acre gardens, detached two bay oak-framed garage, and sweeping countryside views.

"A Thoughtfully Designed Home for Modern Living and Versatile Comfort."

Set high within the High Weald Area of Outstanding Natural Beauty, *Hillside House* enjoys stunning, far-reaching views and a genuine sense of tranquillity sitting in an elevated position above the village of Peasmarsh and only three miles from the historic Cinque Port town of Rye.

Recently completed and extending to just over 2,600 sq ft, this striking four-bedroom, three-bathroom country home is designed for modern living. Expansive glazing fills the interiors with natural light, highlighting clean architectural lines and creating a calm, airy atmosphere. The versatile layout easily accommodates family life, multi-generational living or home working, while high-quality finishes, thoughtful detailing and energy-efficient features ensure lasting comfort. Outside, treated larch cladding paired with brick and handcrafted roof tiles give the exterior a natural warmth, allowing the house to sit harmoniously within its surroundings.

Gardens and grounds of approximately 0.45 acres surround the property, offering space to relax and entertain against a backdrop of open countryside and ancient woodland. A detached two-bay oak-framed garage and ample off-street parking complete the setting. Hillside House combines semi-rural peace with contemporary design and practical convenience – a refined modern home in an exceptional setting, close to village amenities and the coast

SITUATION: Peasmarsh is surrounded by rolling countryside and a sense of calm, the village offers a Jemson's independent supermarket, a primary school, post office, two welcoming pubs, and the boutique Flackley Ash Hotel with spa and wellness facilities. The historic Cinque Port towns of Rye and Tenterden, just 3 and 9 miles away, offer a wealth of shops, cafés, restaurants and leisure amenities. The nearby coast provides endless opportunities for walking, cycling, fishing and water sports, while Rye station connects to Ashford with high-speed services to London, combining tranquillity with effortless accessibility.



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The journey begins in a striking, expansive entrance hall that sets an elegant tone. It leads past a bright study with captivating views, a stylish cloakroom, and a generously sized ground-floor double bedroom with an en-suite shower room – perfect for guests or elderly family members seeking privacy and convenience.

This then opens into the heart of the home: a generous open-plan living area. At one end, a bespoke Gardiner kitchen stands out, blending functionality and durability with Bosch appliances, twin Haier fridge freezers, a large island with breakfast bar, walk-in pantry, and thoughtful design details – a dream for any culinary enthusiast.

At the other end, the living and dining areas flow effortlessly beneath a vaulted ceiling, where vast glazing floods the space with natural light and blurs the boundaries between indoors and out. The dining area becomes a place to gather, framed by views that invite the outside in, while the living space provides a warm, welcoming setting with a subtle sophistication that complements its peaceful surroundings.

Additional practical spaces include a boot room and utility accessed from the kitchen, alongside a separate plant and drying room, enhancing everyday convenience and keeping clutter out of sight.

Adjacent to this social hub, a cosy sitting room with a grand feature fireplace offers a more intimate retreat. This elegant space, with views to both the front and rear gardens, is ideal for quieter moments, whether enjoying a book, hosting an intimate gathering, or simply unwinding by the fire.

Upstairs, a light-filled galleried landing leads to three generously sized bedrooms. The principal suite is a true sanctuary, complete with a sleek en-suite shower room and ample built-in storage, designed for restful retreat and privacy.

A contemporary family bathroom serves the remaining bedrooms, with clean lines and quality fittings that maintain the home's understated elegance throughout.

OUTSIDE

Hillside House is beautifully set back in an elevated position, approached via a gravel driveway offering ample parking for several vehicles. A charming two-bay oak-framed garage with a side aisle and power supply sits conveniently to the side.

A gently winding stone-paved path leads to the house perched at the top of the plot, where sweeping views extend across the Rother Levels and towards Camber.

The grounds, extending to approximately 0.45 of an acre (unmeasured) are predominantly laid to lawn and feature a magnificent, statement-making tree that elegantly frames the house from the front.

At the rear, a private southwest-facing patio provides the perfect sanctuary for relaxing or entertaining in seclusion. Ancient woodland borders the garden on two sides, just beyond the boundary, offering a rich backdrop of wildlife and nature, enhancing the sense of peace and privacy.

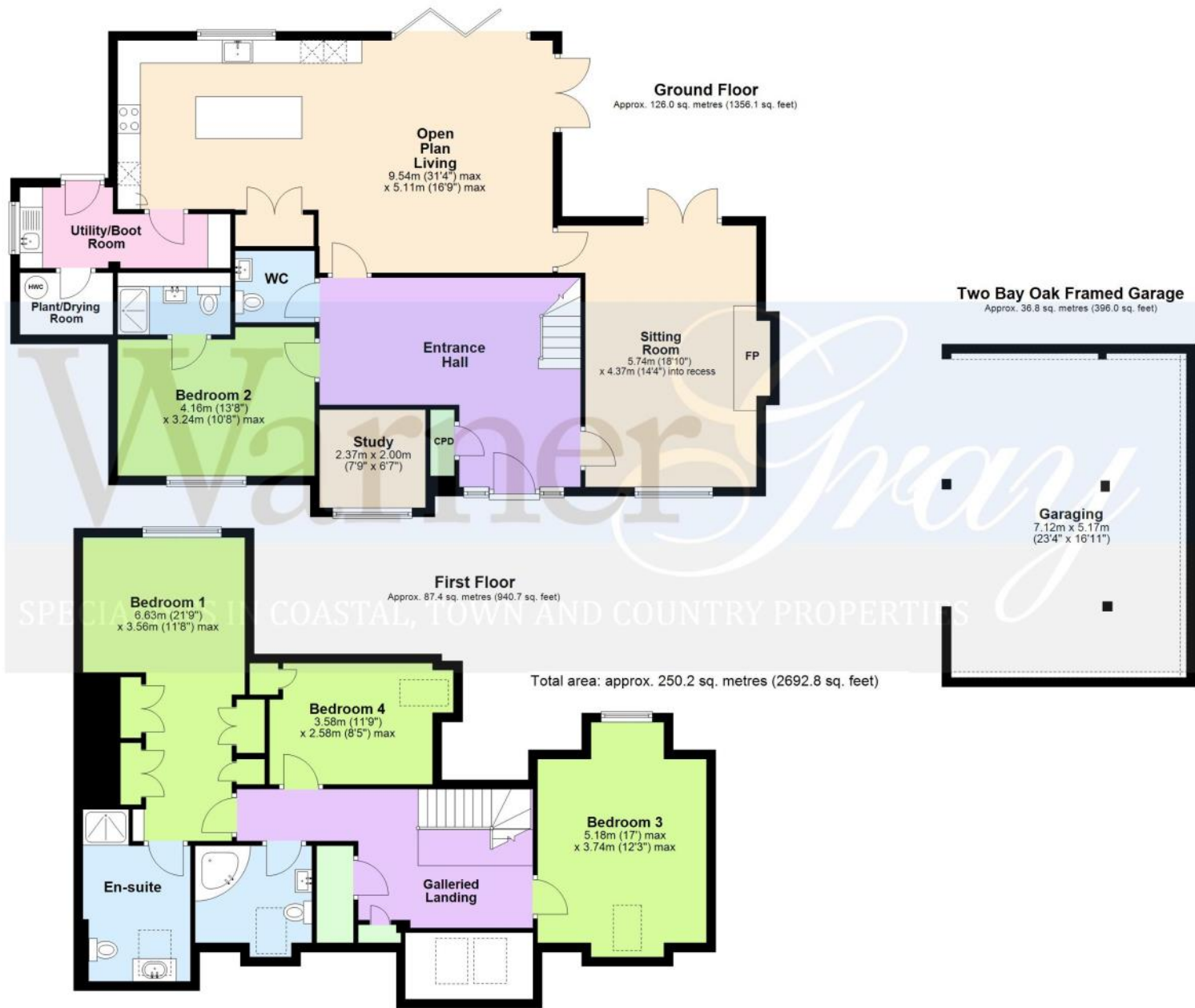
On the opposite side of the house, a door from the utility room leads outside, where the Vaillant air source heat exchanger is positioned.

SERVICES Mains: water and electricity. Private drainage (Marsh Ensign Treatment Plant) . Air source heat pump supplying under floor heating to ground floor and first floor bathrooms and radiators to first floor landing and bedrooms. EPC Rating: B. Local Authority: Rother District Council. Council Tax Band: to be advised.

Location Finder what3words: ///stiffly.monitors.reheat

Please note that some of the images in the details are CGI's and some have been photoshopped illustrating how the landscaping could look once completed.





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