

PHILLIPS & STUBBS



coastal +
COUNTRY



Set within the High Weald National Landscape (AONB) on the outskirts of the village of Peasmarch, 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 D

Mains electricity, gas and water. Private drainage. Predicted mobile phone coverage: EE, Vodafone, Three and O2 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 £995,000 Freehold

Cleves Starvecrow Lane, Peasmarch, 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

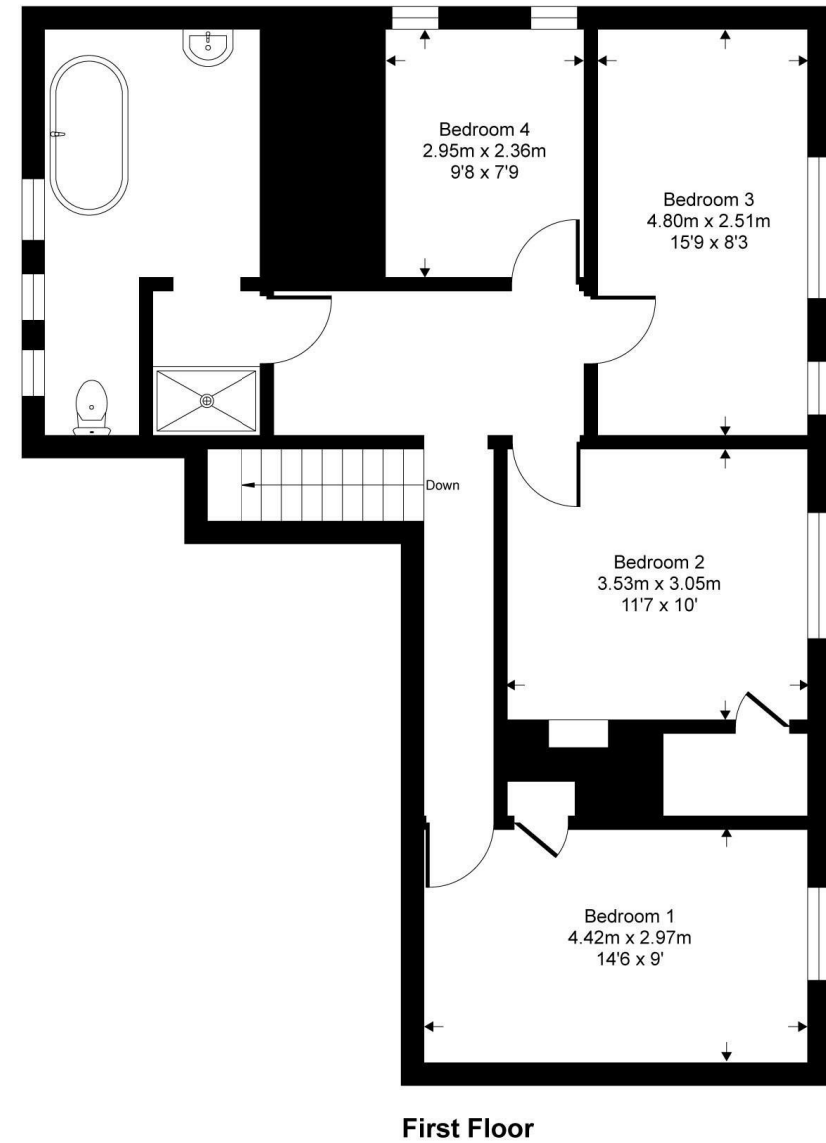
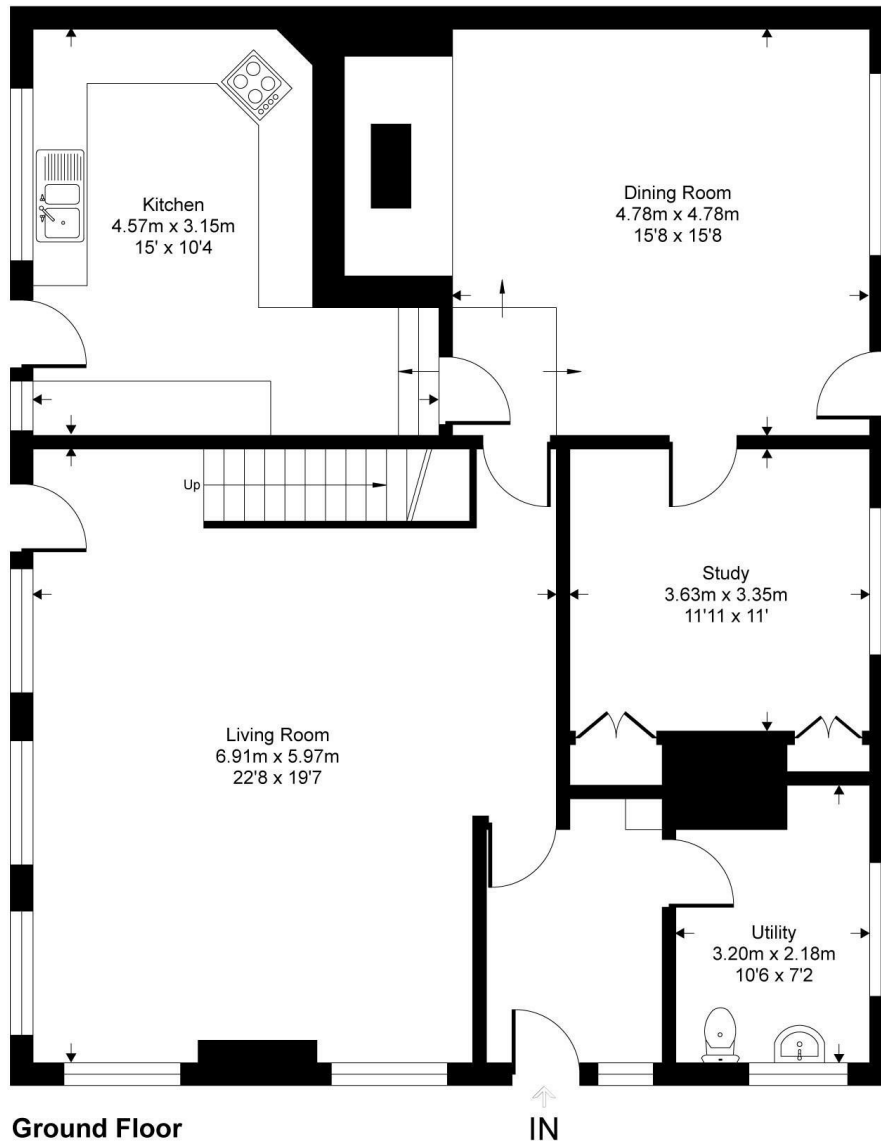
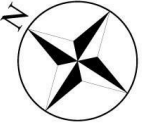


Directions: Entering Peasmarch from the Rye direction turn first left into Church Lane and continue up passing the church on your right and at the junction turn left into Dew Lane which then becomes Starvecrow Lane. Continue along the lane, down the hill and just as you start to go up the hill the entrance 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: D

Cleves

Approximate Gross Internal Area = 181.8 sq m / 1957 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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