



'Our Focus Determines Your Reality'



Main Street
Peasmarsh
East Sussex
TN31 6UL



Porch * Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Attractive Enclosed Garden * Paddock Approx. 0.6 Acres
Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Approached via a coaching circle, this attractive, detached family home sits in a delightful, enclosed garden and is situated within an Area of Outstanding Natural Beauty.

Built in the 1970s and later extended, the property offers well-proportioned accommodation consisting of a porch opening into an entrance hall, a double aspect sitting room with doors to the garden and brick fireplace, dining room also with doors to the garden, kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, three further double bedrooms and a family bathroom.

Outside the property is approached via a gravel drive with mature flower and shrub borders, and a lawned coaching circle with two mature trees. The drive leads to the garage and provides ample off-road parking. The delightful garden to the rear is laid predominantly to lawn with an elevated paved terrace, well-stocked flower and shrub beds, mature trees and a meandering path. Adjoining the garden there is a paddock of approximately 0.6 acres which features a raised vegetable garden.



PEASMARSH

Peasmarsh is within an Area of Outstanding Natural Beauty and provides facilities including an independently owned supermarket, a primary school and two public houses.

The Ancient Town and Cinque Port of Rye is approximately 6 miles and offers a range of local shops and restaurants. A state primary and secondary schools.

SCHOOLS AND CONNECTIONS

There are a variety of well-regarded private prep schools in the area including Vinehall, Claremont, St Ronan's, and Marlborough House.

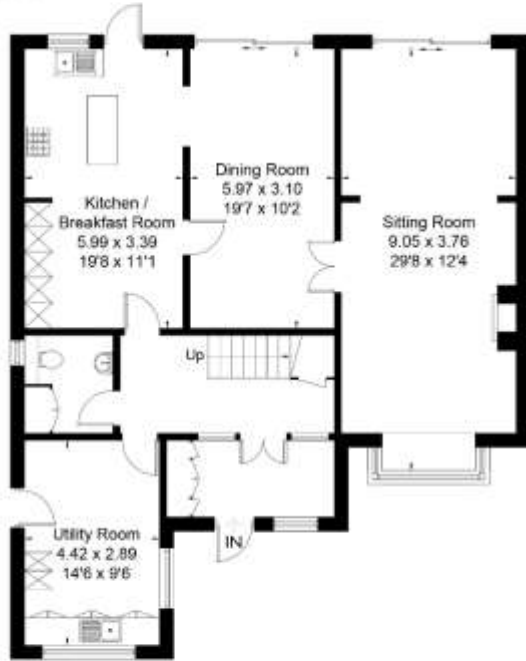
Rye train station offers direct links to Brighton and Ashford with good connections to the high-speed service from Ashford to London St. Pancras (37 minutes).



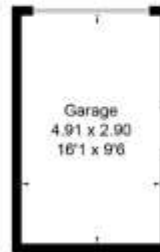
Approximate Area = 172.3 sq m / 1855 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 187 sq m / 2013 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



□ Reduced head height below 1.9m



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317068



SERVICES

All mains utilities connected. Gas fired central heating.

Rother District Council - Council Tax Band F

EPC Rating: D – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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