

**RUSH  
WITT &  
WILSON**



**School Lane, Peasmarsh, Rye, East Sussex TN31 6UT**  
**Guide Price £695,000**

**SUPERB ARCHITECT DESIGNED VILLAGE HOME.**

**Rush Witt & Wilson are pleased to offer a unique detached single storey dwelling offering generously proportioned and well presented accommodation.**

**Four double bedrooms, two with ensuite facilities, family bathroom, double aspect living room and open plan to kitchen / dining room. There is also a useful study area and utility room. Features include tiled floors throughout, bespoke shutters and underfloor heating.**

**A GUEST STUDIO comprises studio room and shower room.**

**The garden is a particular feature, being of good size and incorporating a wrap around terrace predominantly to the side and rear with feature pond and areas of lawn bordered by established beds. Offered CHAIN FREE.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**



### **Locality**

Occupying a lane location in the heart of Peasmarsh, a popular Sussex village just north of the ancient town of Rye. Village facilities include a supermarket with post office and coffee shop, public houses / restaurant, active village hall, recreational field and play area.

Rye, with its bustling town centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. The town also boasts the famous cobbled Citadel, working quayside, weekly markets and a railway station which allows access to Brighton and to Ashford where there are connecting high speed services to London.

Families will enjoy the relatively close proximity to the coast, the Rye Bay being made up of the famous Camber Sands and miles of open shingle beach which extend from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

### **Entrance lobby**

6'5" x 4'5" (1.981 x 1.349)

### **Hallway**

6'5" x 27'1" (1.967 x 8.263)

Skylights. Access to loft space.

### **Living Room**

18'2" x 18'0" (5.54 x 5.51)

Double aspect with two windows to the side, further window and double doors to the rear. Feature fireplace / open fire. Built in cupboards / shelving unit. Open plan to the Kitchen / Dining Room.

### **Kitchen / Dining room**

18'8" x 11'3" (5.7 x 3.43)

Double aspect with two windows to the side, further window and double doors to the rear leading onto terrace / garden.

Fitted with a range of bespoke cupboard / drawer base units and matching wall mounted cabinets. Worktop with inset sink and hob. Upright unit housing oven and grill. Space and plumbing for dishwasher. Space and point also for fridge / freezer.

### **Office**

6'3" x 6'5" (1.927 x 1.962)

### **Utility**

11'8" x 6'5" (3.569 x 1.967)

Window to side, sink, plumbing for washing machine. Cupboard housing gas boiler and underfloor heating controls.

### **Bedroom**

18'2" x 12'1" (5.54 x 3.70)

Double doors onto garden, window, built in wardrobes. Shower area, wash basin and wc. Built in cupboards.

### **Bedroom**

12'4" x 11'2" (3.78 x 3.42)

Double doors onto patio, window, built in wardrobes.

### **En suite bathroom**

6'10" x 6'7" (2.09 x 2.02)

Window to front, Bath with shower over, wash basin, bidet and wc.

### **Bedroom**

12'4" x 11'2" (3.76 x 3.42)

Window to side. Built in shelved storage.

### **Bathroom**

7'3" x 6'4" (2.23 x 1.94)

Window to side. Bath with shower over, wash basin and wc.

### **Bedroom / Study**

12'4" x 11'2" (3.76 x 3.42)

Double aspect with windows to the front and side. Built in cupboard Range of built in cupboards. Worktop with butler sink. Cupboards over.

### **Detached Studio Annex**

A detached building to the front provides additional accommodation, ideal for family or guests and may be suitable for a variety of purposes such as home office, subject to any necessary consents.

### **Studio Room**

20'8" x 14'1" (6.3 x 4.3)

Full height windows and door to the front. Window to the side. Range of built in cupboards, worktop with inset sink.

### **Shower Room**

8'5" x 3'11" ( 2.572 x 1.200)

Shower, wash basin and wc.

### **Outside**

The property sits on a plot of approx. 1/2 an acre and is set back from the road and secluded by mature hedging.

A gravel drive / harstanding provides comfortable off road parking for several cars.

A door leads to the side terrace where there is a lean to greenhouse and two timber garden buildings.

The terrace continues to the rear, there is a pergola covered alfresco dining area, accessed from both the kitchen and living room.

A brick paved path leads onto a circular lawn bordered by established beds containing a variety of shrubs and seasonal flowers. There is an ornamental pond with gravel seating area.

Further area of lawn and 'meadow stye' garden bordered by mature hedging.

### **Agents Notes**

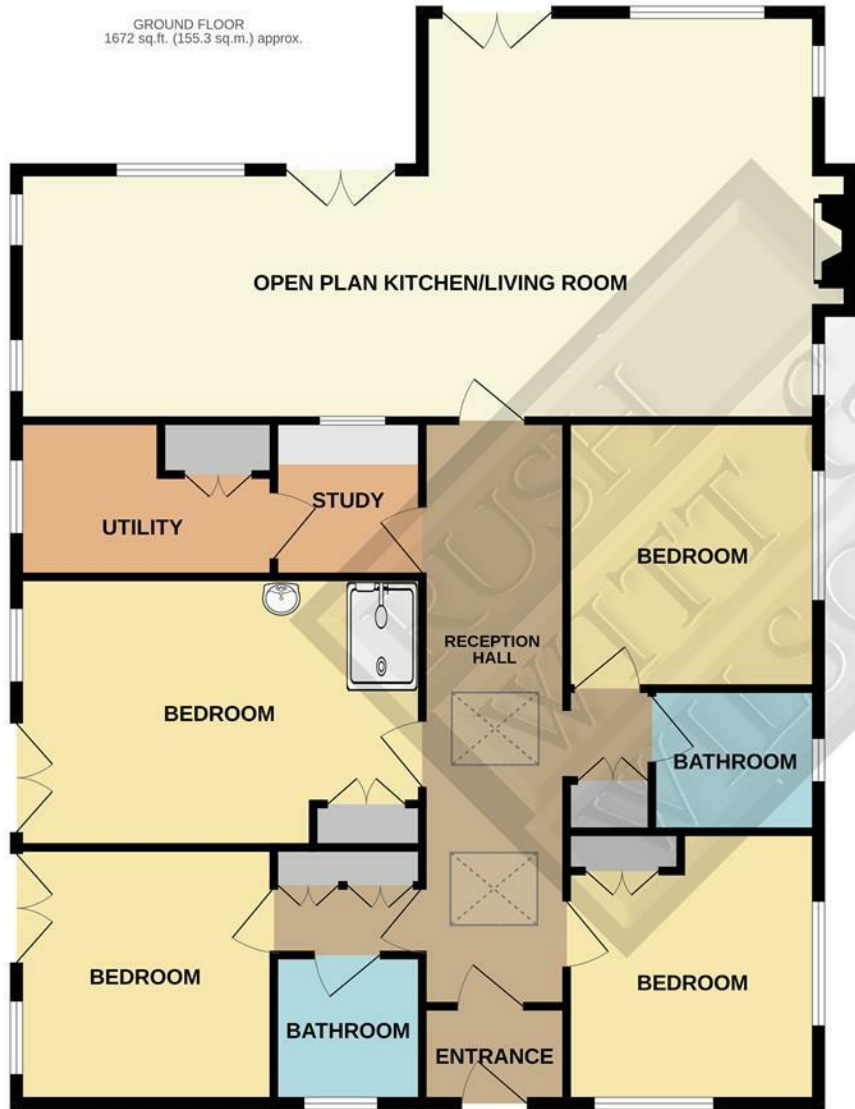
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

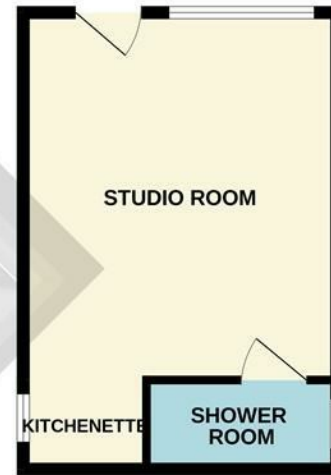
Council Tax Band F



GROUND FLOOR  
1672 sq.ft. (155.3 sq.m.) approx.



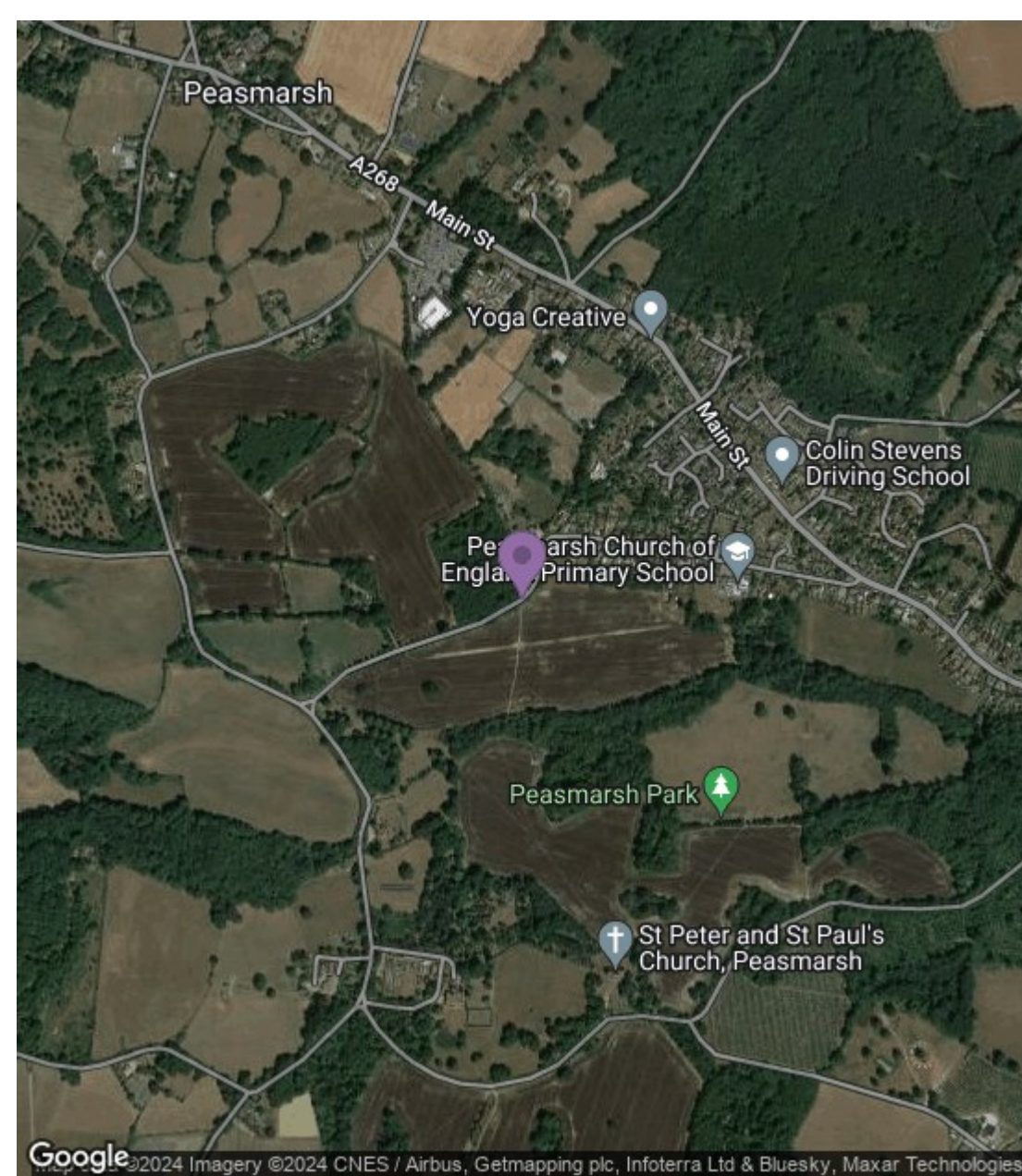
DETACHED STUDIO  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1966 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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