



Saltcote Orchard,
Rye Hill,
Playden,
East Sussex,
TN31 7NJ



Rye Hill

A substantial 5 bedroom detached family property set within a gated level plot just half a mile from the Ancient Cinque Ports Town of Rye and offering spacious accommodation with an impressive kitchen/living area. Available with no onwards chain.

Features

SUBSTANTIAL DETACHED HOUSE
OPEN PLAN KITCHEN/DINING ROOM
CONSERVATORY
GATED DRIVEWAY

3 RECEPTION ROOMS
5 BEDROOMS 3 EN-SUITES
LARGE LANDSCAPED GARDEN
CLOSE TO RYE



Description

Located just 1/2 mile from the popular historic Cinque Ports town of Rye is this substantial modern detached family home which is set within level gated gardens. The spacious accommodation benefits from gas central heating, double glazing and bespoke internal features including oak joinery throughout with natural stone tiling to floors and bathrooms. To the ground floor are three reception rooms, a conservatory and an open plan kitchen/dining room with bespoke oak kitchen units, granite working surfaces and integral appliances including a La Cornue range cooker and Gaggenau double oven. From the dining area is an oak staircase which leads to the first floor where there are five double bedrooms, three with en-suites. Bedroom 2 is accessed from a secondary staircase located in the living room. Outside the property is set back from the main road approached via a pair of electric gates which lead to a large block paved driveway and a lawned area. A side gate leads to the 100' rear garden which is hedge and fence enclosed with a detached studio/workshop, paved terrace and BBQ area with pergola.

The property is located in the village of Playden which is just a short drive from Rye which is renowned for its historical associations and medieval fortifications as well as a comprehensive range of local amenities, a Kino cinema and a station with regular services to Ashford International and London St. Pancras.

Directions

Leaving Rye in the Peasmarsh direction continue up Rye Hill passing the turning to Mill Road on the right hand side and the property is then the second on the right set back from the road behind gates.

What3Words:///breached.whips.starting



THE ACCOMMODATION COMPRISES

Entrance hall with cloakroom.

KITCHEN/DINING ROOM

35' 11" x 20' 0" (10.95m x 6.10m) an L shaped double aspect room fitted with bespoke oak base and wall mounted cabinets including a centre island with granite worksurfaces and integral appliances including a La Cornue range cooker, Gaggenau double oven, American style fridge/freezer, Butler sink and additional circular sink. The dining area is vaulted and has an oak staircase leading to the galleried first floor landing.

UTILITY ROOM

10' 2" x 5' 9" (3.10m x 1.75m) with window to rear, built in cupboards, separate boiler cupboard, Butler sink, granite working surface and plumbing for washing machine and tumble dryer.

STUDY

10' 8" x 6' 6" (3.25m x 1.98m)

CONSERVATORY

25' 8" x 12' 2" (7.82m x 3.71m) with windows and double doors to rear garden and double doors to family room and

LIVING ROOM

33' 1" x 15' 11" (10.08m x 4.85m) (currently used as a gym), with window to front. A secondary oak staircase leads to bedroom 2.

FAMILY ROOM

33' 1" x 11' 7" (10.08m x 3.53m) with shallow bay window to front.

FIRST FLOOR GALLERIED LANDING

with windows to rear.

MASTER BEDROOM

27' 11" x 14' 8" (8.51m x 4.47m) vaulted with 3 Velux windows, door to





EN-SUITE SHOWER ROOM

with window to rear and fitted with a shower cubicle, wc, circular stone basin in granite surround.

BEDROOM 3

22' 11" x 12' 1" (6.99m x 3.68m) with window to rear door to

EN-SUITE BATHROOM

with panelled bath with shower over, wc, vanity sink unit.

BEDROOM 4

14' 2" x 13' 2" (4.32m x 4.01m) with window to front, fitted wardrobes.

BEDROOM 5

11' 7" x 10' 9" (3.53m x 3.28m) with window to front.

BEDROOM 2

25' 0" x 16' 1" (7.62m x 4.90m) (accessed from living room) vaulted with two Velux windows and skylight. Door to

EN-SUITE BATHROOM

with window to rear and fitted with a panelled bath, separate shower cubicle, wc and circular stone wash basin.

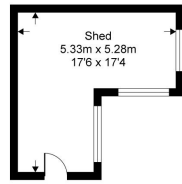
OUTSIDE

The property is approached via a pair of electric gates leading to a large area of block paved driveway with a lawned area and palm trees. a side gate leads through to the main rear garden which measures approximate 100' deep, being hedge and fence enclosed with a DETACHED STUDIO/WORKSHOP measuring 17' 6" x 17' 4" (5.33m x 5.28m). There is also a paved terrace and BBQ area with pergola overlooking a large central lawn.

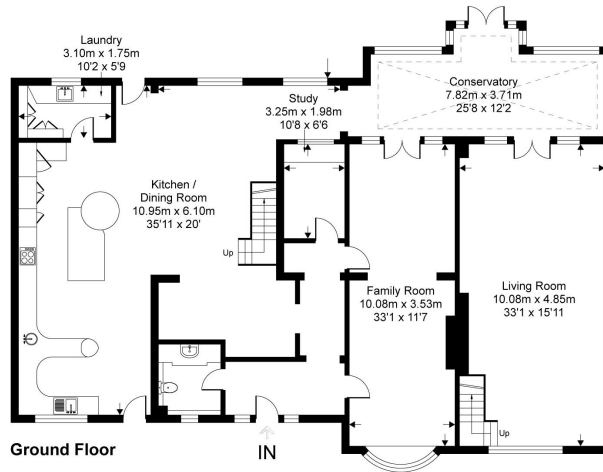


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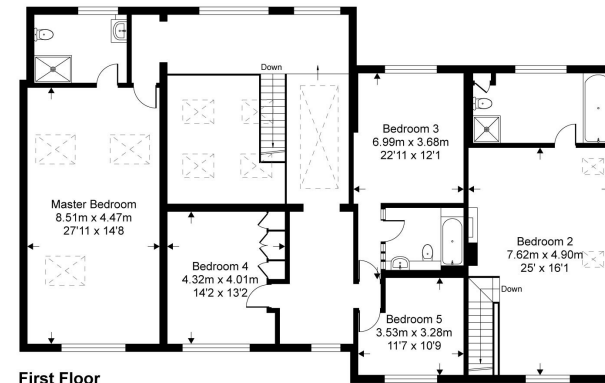
Approximate Gross Internal Area = 442 sq m / 4755 sq ft
 Approximate Shed Internal Area = 21 sq m / 221 sq ft
 Approximate Total Internal Area = 463 sq m / 4976 sq ft



Garden Extends To 33.68m x (110'5)



Ground Floor



First Floor

This floorplan is for identification purposes only and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

