



Little Woodberrie,
Broad Street,
Icklesham,
East Sussex,
TN36 4AS



Broad Street

Occupying a tranquil location on a no through lane with spectacular far reaching views from most aspects, this three double bedroom cottage enjoys spacious and bright living spaces and is surrounded by its secluded gardens of around .25 of an acre.

Features

DETACHED COUNTRY COTTAGE
BREATHTAKING VIEWS
CUSTOM MADE KITCHEN
10 MINUTES FROM THE SEA
PRIVACY AND SECLUSION
NON LISTED

WRAPAROUND LEVEL GARDENS
3 GENEROUS DOUBLE BEDROOMS
CHARACTER MEETS MODERN
NO-THROUGH ROAD
ACCESS TO HIGH SPEED TRAIN
SERVICE TO LONDON FROM RYE
SCOPE FOR ENLARGEMENT, SUBJECT
TO PP



Description

Cool in the summer, cosy in the winter, this is a modern thatch. Constructed in 1998 this unique property is a fusion of contemporary and period design. Light and bright with full ceiling height, open plan living and breathtaking panoramic vistas overlooking woods, orchards, fields, the Brede Valley AONB and beyond.

Extensively improved and upgraded by the current owners, the property enjoys newly installed bespoke hardwood double glazed windows and doors in 2021 and a new thatch also in 2021.

At the heart of the house is a modern open plan kitchen/diner arranged around a central island and warmed by an Everhot stove. This exceptional home is tucked away in a tranquil setting along a no-through road within just five miles of Rye with its mainline station high speed connections to London via Ashford and only 2 miles from the sea at Winchelsea Beach.

Directions

From Hastings head east on the A259 towards Icklesham. On entering the village take the first turning left into Broad Street and continue down the lane where the property will be seen on the right hand side. What 3
Words://trimmer.take.transcribes



THE ACCOMMODATION

With approximate room dimensions is approached via front door to

ENTRANCE PORCH

With window to either side and door with stained glass panels to

RECEPTION ROOM

18' 8" x 13' 0" (5.69m x 3.96m) A triple aspect room with oriel window taking in the view, fitted desk unit and bookcases and bi-fold doors that open to the garden. There is an impressive central brick fireplace with bressumer beam and a secondary staircase rising to the first floor with under stairs storage. A connecting door leads through to the

SITTING ROOM

18' 8" x 14' 3" (5.69m x 4.34m) Having a dual aspect with picture window taking in the views, oak flooring and central brick fireplace with bressumer beam and inset ceramic oil burning stove on brick hearth. There are exposed timbers that sub-divide the

KITCHEN/DINING ROOM

L-shaped 21' 0" x 13' 8" (6.40m x 4.17m) widening to 18' 7" (5.66m) Exposed ceiling timbers, tiled flooring, fitted with a comprehensive range of custom made base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bins, integrated dishwasher and a comprehensive range of intelligent storage systems with spaces and plumbing for an American style fridge/freezer and an Everhot oven with induction hob (available by separate negotiation). There is a large area of granite work surface incorporating an enamel 1 1/2 bowl sink with mixer tap and etched drainer, separate single enamel sink with etched drainer and mixer tap, all arranged around a breakfast bar with oak working surface.

REAR HALL/UTILITY AREA

12' 7" x 6' 1" (3.84m x 1.85m) With door to outside, tiled flooring and stairs rising to first floor landing. Understairs storage providing cupboards and shelving with space and plumbing for a washing machine and tumble dryer.

WC

With obscured window to side, tiled flooring, fitted with a low level wc, and fitted wash hand basin.

FIRST FLOOR LANDING

With eaves storage cupboard, airing cupboard with slatted shelving.

MASTER BEDROOM

18' 8" x 11' 2" (5.69m x 3.40m) A triple aspect room with exposed wooden flooring and a range of wardrobes with overhead storage and connecting door through to





EN-SUITE

With window to front, tiled floor, part tiled walls, fitted with a white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tile enclosed shower with glazed screen, heated towel rail, storage cupboard with shelving and access to loft space.

BEDROOM TWO

18' 8" x 14' 2" (5.69m x 4.32m) max, having a dual aspect with exposed wooden flooring.

JACK & JILL BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m) Window to front, tiled floor, part tiled walls, fitted with a panelled bath with shower and shower screen, low level wc, pedestal wash hand basin, heated towel rail, connecting door to

BEDROOM THREE

Also accessed from the secondary staircase. 18' 8" x 13' 1" (5.69m x 3.99m), enjoying a double aspect with exposed wooden floor, recessed light, door to secondary staircase.

GARAGE

21' 0" x 10' 6" (6.40m x 3.20m) Of concrete construction with up-and-over door, power and light.

OUTSIDE

The property is approached from the lane over a short gravelled farm track onto the block paved driveway which provides parking for several cars and pathway leading around the property. The gardens are a real feature being extensively planted and offering a good deal of privacy. The front garden has attractive winding pathways, established flowerbeds and a mature hedge that extends across the front providing a good deal of privacy. The gardens extend out to the side and take in fabulous views of the Brede Valley. The side gardens boast an array of plants, shrubs and specimen trees having been extensively planted. A yew hedge and gate lead separately to a secret garden with established roses, a greenhouse and plenty of space for a vegetable garden. To the rear the property backs onto open fields with direct views across the Brede Valley.

RIGHT OF WAY

The property has a Right of Way over the farm track to drive and garage.

SERVICES

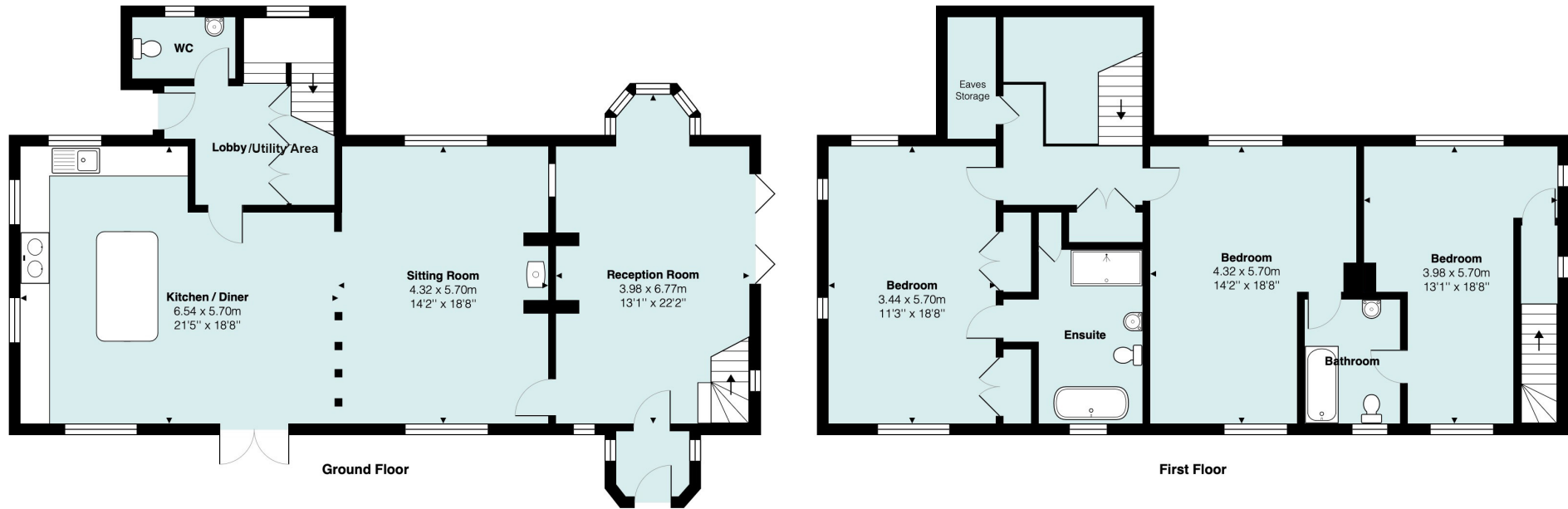
Mains Water, Mains Electric, Private Drainage Biodigester, Oil Fired Central Heating.

COUNCIL TAX

Rother District Council.

Band F - £3417.32 (2023/24)





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Total Area: 192.4 m² ... 2071 ft²

All measurements are approximate and for display purposes only

