



**Evening Wood, Beckley, Rye, East Sussex TN31 6TE**

**Evening Wood,  
Kitchenour Lane, Beckley, Rye, East Sussex TN31 6TE  
Guide Price : £685,000**

Tucked away along a charming country lane on the outskirts of the rural village of Beckley, this beautifully presented three-bedroom detached home is truly a hidden gem. The property underwent extensive renovation and remodelling in 2024, which included the addition of a stunning orangery featuring a striking roof lantern – adding both elegance and an abundance of natural light, creating a welcoming first impression. The large wrap-around gardens provide a idyllic setting with double garaging, further garage and a large, gated driveway offers a good area for parking

While this home is perfect as it stands, it also offers potential for extension (subject to planning permission) for those seeking additional space.

This desirable rural location is just a short drive from Beckley village offering a primary school, parish church and public house and unless you were one of the few neighbours the property has, you wouldn't know it was there. The cinque port town of Rye and Tenterden are within easy reach both offering a comprehensive range of shopping and entertainment facilities.

- Beautifully presented three-bedroom detached home, a true "hidden gem."
- The subject of a meticulous renovation programme in 2024,
- Large gardens create an idyllic setting to enjoy the countryside surroundings.
- Detached double garage, further garage and gated drive with ample parking
- Potential for extension (s.t.p.c.) for those looking to create more space
- Tucked away in a peaceful rural location on the edge of Beckley
- Perfect countryside retreat, ideal for nature lovers and those seeking peace
- Miles of rural walks to be found in the surrounding area
- Rye and Tenterden offer a range of shopping and entertainment facilities
- No onward chain

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**Warner Gray**



**SITUATION:** Evening Wood is in a tucked away position on the outskirts of Beckley, which itself sits in the High Weald Area of Outstanding Natural Beauty. Beckley, and the nearby villages of Wittersham and Peasmarsh, offer a range of local amenities, the latter benefitting from a Jempson's supermarket as well as the lovely Flackley Ash Hotel offering health and spa facilities.

The Cinque Port towns of Rye and Tenterden (about 5 and 8 miles) offer a comprehensive range of shopping, health and leisure facilities. The beautiful coast, which is only a short drive, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. There is a good choice of schools in the area and for rail travel to London, the nearest stations are at Rye, Robertsbridge and Etchingham.

The accommodation comprises the following with approximate dimensions :

Approached through glazed double doors which open into the **ORANGERY** 19'8 x 9'10 which provides a bright welcoming entrance with large windows allowing an abundance of natural light and a striking double-glazed roof lantern. This versatile room also features charming wooden flooring and provides ample space for dining table and chairs to sit and relax Open through to

**INNER HALL** providing useful storage cupboards with shelving / hanging space. Hatch to loft space. Doors to :

**SITTING ROOM** 14'1 x 12'4. A spacious double aspect room with windows views over the gardens. A brick fireplace provides an ideal focal point for cosy winter evenings.

**KITCHEN** 12'4 x 9'10. This recently installed kitchen features a range of matching wall and base units, along with integrated appliances, including a built-in Bosch oven, Bosch induction hob, and a cooker extractor above. Additional built-in appliances include a fridge freezer and a dishwasher. Sink unit with drainer and mixer tap. A door leads to a distinctive **PANTRY** which has a door providing access to the rear garden. Wooden flooring. Windows offering views of the garden and the countryside beyond. **UTILITY** Built in utility with space for washing machine / tumble dryer. Central heating boiler. Window to rear.

**BEDROOM** 14'1 x 12'4. A double bedroom with windows overlooking the side garden. Fitted wardrobe cupboards. Door to **EN-SUITE SHOWER ROOM** A smart modern suite comprising low level w.c. large shower cubicle, twin wash hand basins with storage under. Heated towel rail. Window to the rear.

**BEDROOM** 14'1 x 12'4. A double aspect room with windows overlooking the front and side gardens.

**BEDROOM** 10'11 x 7'7. Window overlooking the rear garden.

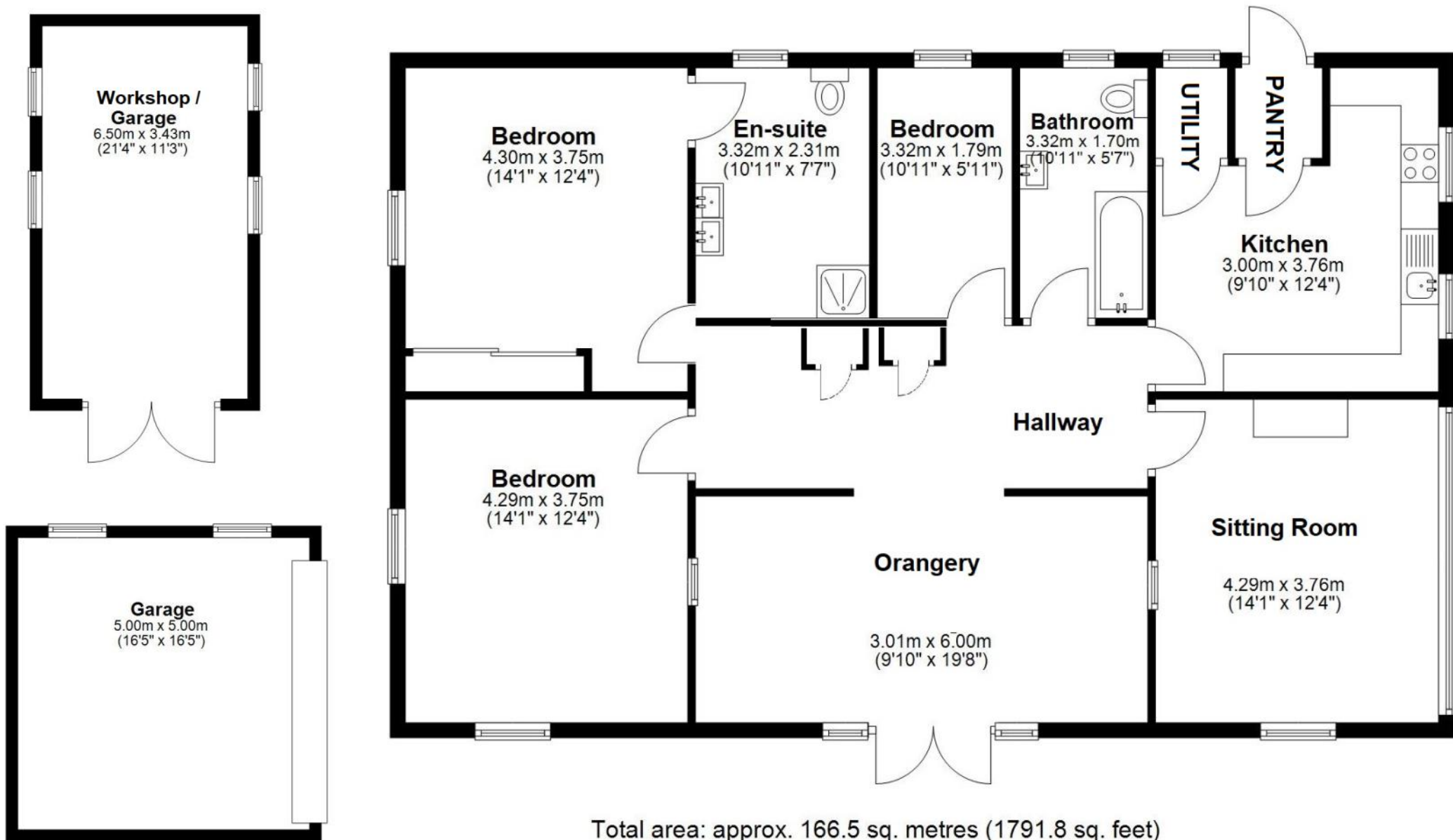
**BATHROOM** Fitted with a contemporary suite comprising panelled bath with shower above, low level w.c. and wash hand basin. Heated towel rail.

**OUTSIDE** The property is approached through double gates opening onto a large gravelled driveway providing off road parking space and leading to the **DETACHED DOUBLE GARAGE** 16'5 x 16'5 with roller door, power and light connected and a older prefab Garage / Workshop 21'4 x 11'3 to the side which could be used for a variety of purposes.

The attractive lawned garden wraps around the property, featuring a variety of mature plants, flowering shrubs, trees, and hedging that create a sense of privacy and tranquillity. There are numerous spots to sit and enjoy the lovely rural views to the rear, with plenty of space for alfresco dining, relaxation, entertaining, and family gatherings

**SERVICES** Mains water and electricity. Private drainage. LPG for central heating. EPC Rating E Rother District Council.





Total area: approx. 166.5 sq. metres (1791.8 sq. feet)

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