



Spring Farm,

Military Road, Playden, Rye, East Sussex TN31 7QD.

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Offers in the region of £850,000

Boasting breathtaking views towards the military canal and Romney Marsh beyond, this landmark period property stands in an elevated position and offers a rare opportunity to own a unique house of remarkable character, style and setting.

This handsome property has been much admired from afar, standing in beautiful gardens and terrace taking advantage of the stunning rural outlook and with its close proximity to Rye, it perfectly blends rural charm with modern convenience.

Spring Farm offers immaculately presented four-bedroom family accommodation with a wealth of features such as open fireplaces with 'Clearview' woodburners, window shutters / blinds, skirting boards, exposed floorboards and restored cast iron radiators in nearly all the rooms which all add to the overall charm and appeal.

A driveway to the side provides off road parking in front of the garage and the delightful terrace and well stocked gardens offer an ideal setting to enjoy the views which are truly exceptional. For country lovers there are numerous footpaths and a bridleway to explore leading across the surrounding countryside to the Royal Military Canal beyond and into Rye.

- Enjoying stunning views to the Military Canal and Romney Marsh
- Handsome detached period home immaculate accommodation
- Full of character including fireplaces, exposed floorboards, skirting boards
- Stylish décor, well-appointed kitchen and high-end bath / shower rooms
- Set back from the main road having off road parking and garage
- Delightful terrace and summerhouse ideal al fresco dining / entertaining
- Large well-stocked gardens overlooking the surrounding farmland
- Easy reach of local footpaths and bridleway to explore the countryside
- The historic town of Rye is close-by with a wide variety of facilities for all
- Viewing is highly recommended to fully appreciate all on offer

103a High St, Rye, East Sussex TN31 7JN Tel. 01797 290050

Email: rye@warnergray.co.uk www.warnergray.co.uk

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The accommodation comprises the following with approximate dimensions: Wooden front door with glazed inset panel to **ENTRANCE PORCH** with windows to each side with space for coats and shoes. Wooden door to

SNUG 17'8 max x 10'1. A light and bright room with window to the front offering rural views. Attractive wooden floorboards and the fireplace housing a woodburning stove provides a charming focal point. Staircase to the first floor. Door to :

STUDY 10'10 x 10'1. A versatile room, again having attractive wooden floorboards and window to the front.

KITCHEN 28'8 x 7'. This well-appointed kitchen designed for both style and functionality features an extensive range of granite work surfaces incorporating a double butlers sink unit, base cupboard, soft closing drawers, matching wall units and a larder, with the facias made in pippy oak and painted. Built-in fridge / freezer and 'Everhot' electric range-style cooker. There is also space for a breakfast bar, enhancing the room's practicality.

A window overlooks the rear garden and to the side French doors open directly onto the terrace, framing stunning rural vistas and inviting the outdoors in.

SITTING ROOM 22' x 16' maximum. Glazed double doors from the kitchen lead into this lovely double aspect room perfect for entertaining with attractive wooden floorboards and brick fireplace with woodburning stove ideal for cosy winter evenings. The windows and door open to the garden, offer breathtaking views over the garden towards Romney Marsh in the distance.

CELLAR 12'6 x 9'9. Steps from the kitchen lead down to the cellar which provides storage space, central heating boiler and space for a washing machine, tumble dryer and other white goods such as a fridge freezer.

SIDE ENTRANCE LOBBY 15'9 x 5'5. A secondary entrance via a stable door opens from the drive into this very useful lobby / boot room ideal for coats and muddy boots from outside excursions! Door to :

CLOAKROOM conveniently placed just off the lobby and fitted with a white suite comprising low level w.c. and pedestal wash hand basin.

FIRST FLOOR LANDING Split-level with windows offering far-reaching views to the front. Airing cupboard housing water tank. Hatch to attic with ladder up to storage.

BEDROOM 1 15'9 x 14'2 maximum. A beautiful double-aspect room offering breathtaking rural views.

The **EN-SUITE SHOWER ROOM** features a sleek, modern suite for a stylish touch with underfloor heating.

The **DRESSING ROOM / WALK IN WARDROBE** provides ample shelving and hanging space. Window to the front.

BEDROOM 2 10'10 x 10'1. Window offering farmland views to the front.

BEDROOM 3 12' x 10'. Window enjoying the farmland views.

BEDROOM 4 12' x 7'10. Window to the side.



FAMILY BATHROOM This spacious bathroom is fitted with a luxurious white suite comprising freestanding bath with central tap and hand shower attachment. Corner shower cubicle. Low level w.c. Wash hand basin set in a vanity unit.

OUTSIDE

There is a walled front garden and drive to the side with off road parking leading to the **GARAGE 16'4 x 15'1** with remote controlled roller door, power and light and personal door into the side entrance lobby.

An Indian sandstone pathway at the front also wraps around the house where at the rear you will find a **Garden Shed 10'8 x 8** incorporating a log store.

To one side lies a charming brick-walled terrace - a perfect spot for dining, relaxing, or simply escaping the hustle of everyday life while taking in the stunning views of the garden and beyond. There is also a large open-fronted summerhouse.

Steps down from the terrace lead to extensive lawned gardens delightfully planted with a variety of flowering plants and shrubs.

Another feature is the pond, rich with aquatic plants and sure to attract an array of local wildlife. Through the day, the garden offers peaceful spots to sit and take in the ever-changing seasonal views, including grazing sheep and nature this idyllic setting invites.

SERVICES Mains electricity and water. Oil fired central heating. Private drainage/septic tank EPC: D

SITUATION Spring Farm is ideally placed on the rural fringes of the historic village of Playden and the ancient Cinque Port of Rye, celebrated for its rich heritage, medieval defences, and beautifully preserved period architecture. In addition to its charm and history, Rye offers a wide selection of shops and a vibrant local community with a focus on the arts. The town hosts the annual Rye Arts Festival and Jazz Festival, and is home to a cinema and arts centre.

Rye also provides local train services to Eastbourne and Ashford, with high-speed rail links from Ashford International to London St Pancras in just 37 minutes.

The nearby coastline offers outstanding natural beauty, with the dramatic dunes and sandy beach at Camber located only six miles from Rye. The unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offers many wonderful opportunities for walking, cycling and watersports.

AGENTS NOTE : There is a spring located under the cellar accessed via a hatch.

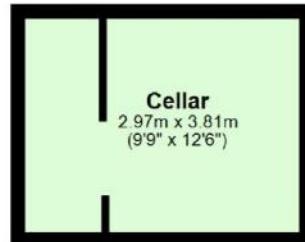
103a High Street, Rye, East Sussex TN31 7JN
Tel. 01797 290050

Email: rye@warnergray.co.uk
www.warnergray.co.uk



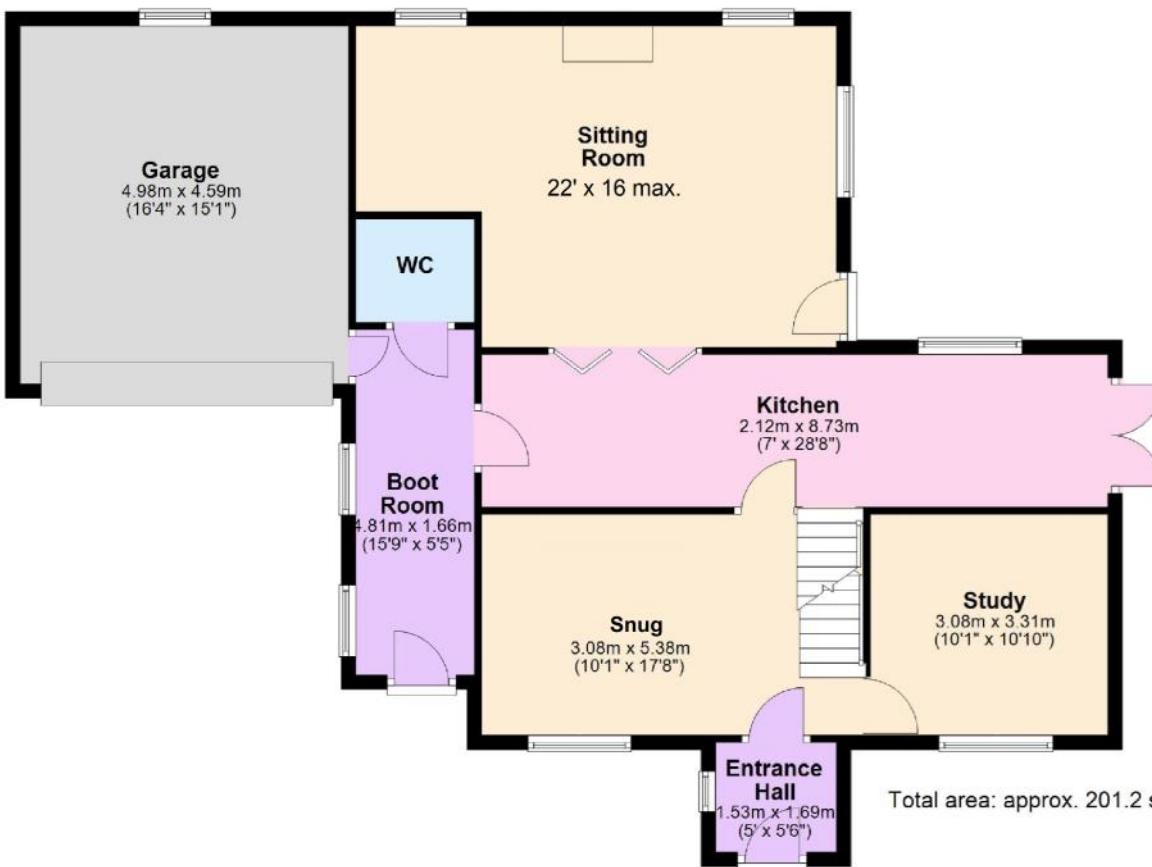
Cellar

Approx. 11.3 sq. metres (121.8 sq. feet)



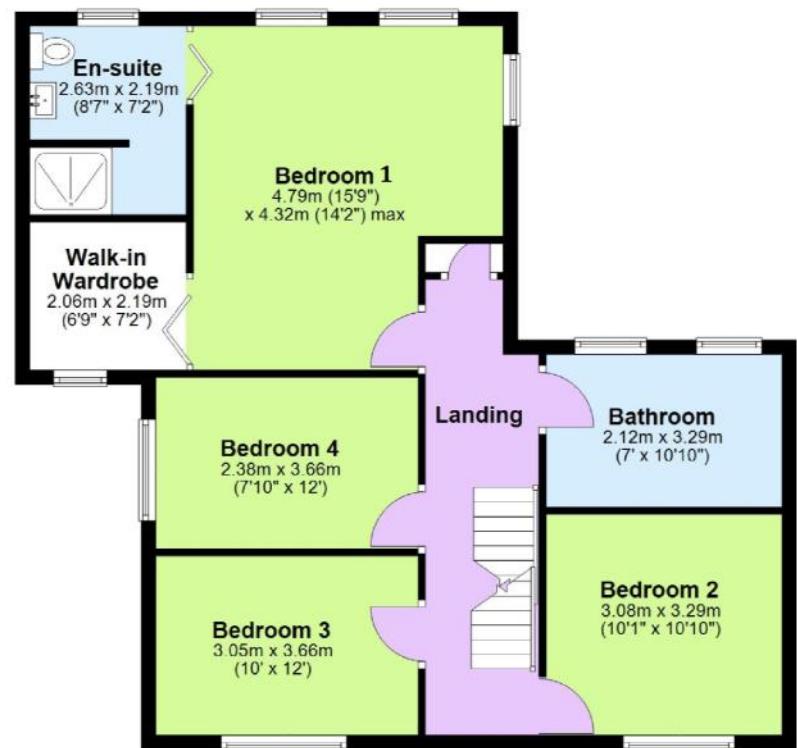
Ground Floor

Approx. 111.0 sq. metres (1195.3 sq. feet)



First Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



Total area: approx. 201.2 sq. metres (2166.0 sq. feet)

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