

Warner Gray



2 Stream Cottage,
Main Street, Peasmarsh, Rye, East Sussex TN31 6SP

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Guide Price : £315,000

Well-presented two-bedroom character cottage conveniently set in the picturesque village of Peasmarsch only a short drive from the historic town of Rye in the High Weald Area of Outstanding Natural Beauty.

This wonderful cottage has an open plan living space extending to a dining area and on to the kitchen area allowing natural light to flow through the space, with a dual fuel burner positioned in the seating area which is ideal for cosy evenings. The kitchen is fitted with a range of light-coloured units and window looking out to the rear garden.

The property further benefits from a utility area at the rear for appliances and a refurbished hi-spec shower room.

- Charming two bedroom character property
- Well presented interior with a blend of modern yet home aesthetic
- Refurbished modern shower room
- Utility Area
- Front and rear garden
- Set in the picturesque village of Peasmarsch
- Close to all local amenities including an independent supermarket and eatery

SITUATION: "Stream Cottages" is situated in the pretty village of Peasmarsch, surrounded by wonderful countryside. The village offers a Jempson's independent supermarket, primary school, post office and two public houses as well as the lovely boutique Flackley Ash Hotel which has health and spa facilities. The nearby Cinque Port towns of Rye and Tenterden which are 3 and 9 miles distant offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. The beautiful coast, which is only a short drive away, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. The nearest station is at Rye, with connections to Ashford, which offers high speed services to St Pancras.

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The accommodation comprises the following with approximate dimensions :

Lounge Area: "3.45m x 3.33m" The lounge is to the front of the property with a window looking out to the front garden and fireplace with dual fuel burner inset. This space opens out to **Dining area** "2.65m x 2.06m" Stairs leading to the landing and open access to the kitchen area.

Kitchen Area: "3.30m x 2.09" Range of light-coloured base and eye-level units, tiled splash back, space for appliances, window looking out to the rear garden and access to the inner wally with utility area for appliances..

Shower Room: "2.71m x 1.15m" Modern suite with rectangular shower area and glazed door, w.c, wash hand basin, heated towel rail and tiled walls.

Stairs from the ground floor lead to the **First Floor Landing** area which gives access to both bedrooms.

Bedroom 1 "3.45m x 3.11m" Double bedroom with window to front.

Bedroom 2 "2.57m x 2.55m" Double bedroom with window to the rear overlooking the garden and overstairs storage.

Outside To the front of the house is a strip of lawn leading to the front door. The rear garden has a patio area leading from the house with short steps to the lawn with shrub borders. **Services :** Mains water, electricity, gas and drainage. EPC: C. Local Authority: Rother District Council



Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor

Approx. 19.7 sq. metres (211.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

