

Bishopsgarth, Brede, Rye, East Sussex





Bishopsgarth, Brede Hill, Brede, Rye

A wonderful family home offering flexible accommodation as well as beautiful gardens and stunning rural views. The property is located in a convenient position, with good access to local amenities, and within the High Weald Area of Outstanding Natural Beauty.

Broad Oak 1 mile. A21 - 4 miles. Battle 7.8 miles (London Bridge from 76 minutes). Rye 8.3 miles. Robertsbridge 8.6 miles (London Bridge from 68 minutes). Etchingham 12.4 miles (London Bridge from 65 minutes). Tenterden 12.8 miles. Heathfield 19 miles. Tunbridge Wells 24 miles. Ashford 27 miles (London St Pancras from 36 minutes).
(All times and distances approximate)



5-6



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4-5



EPC
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Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787878.

Council tax band: G

Services: Mains water and electricity. Gas heating. Private drainage.





The property offers flexible family accommodation and stunning views over the surrounding countryside.



The Property

Bishopsgarth is a wonderful family home offering flexible accommodation as well as stunning views over the surrounding countryside. The front door opens into a reception hall giving access to a double aspect study/bedroom and a further double aspect bedroom and bathroom. This area could be adapted to create a self-contained annexe if a buyer required and subject to obtaining the necessary consents. There is secondary access at the side of the house with an inner reception hall and cloakroom off. Stairs lead down to the principal reception rooms which include a dining room with window to the side and a sliding door into the kitchen which has a range of fitted wall and base units with worktops over. An archway leads through to a useful utility room with a door to the side. To the rear of the house, the spacious living room has a sun room and a conservatory off, both of which have double doors opening out to the terrace enjoying fantastic views over the gardens and countryside beyond. There is also a cellar providing storage.

On the first floor, the landing has roof lanterns and fitted cupboards. There are two bedrooms on this level, one of which has an en suite bath/shower room, as well as a dressing room. Steps lead up to two further bedrooms, one of which has an en suite shower room.

Gardens and Grounds

The house is approached over a shared driveway leading to the house, detached double garage (with storage above) and generous private parking area. The beautiful gardens are a particular feature and enjoy the most stunning views over the surrounding Sussex countryside. To the rear of the garage, there is a substantial vegetable garden with raised beds, fruit cage and greenhouses. This leads on to a delightful area with a multitude of mature trees and shrubs as well as a detached summer house with a paved terrace overlooking a pond. To the side of the house there is a substantial paved terrace creating the perfect setting for al fresco dining whilst enjoying the views. To the rear, there is a further terrace with glass panels overlooking the lawned rear garden which is hedged on all sides, providing privacy, and interspersed with trees.



Situation

The property is situated in the popular village of Brede and within an Area of Outstanding Natural Beauty. The nearby villages of Broad Oak and Northiam provide post offices and local shops serving everyday needs. Robertsbridge and Tenterden offer further amenities with a comprehensive range of shopping, commercial and leisure facilities available at the larger centres of Battle, Tunbridge Wells and Ashford. Rail services are available at Robertsbridge, Etchingham and Ashford stations.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

Leisure activities in the area include golf at Rye, Chart Hills (Biddenden), Dale Hill (Ticehurst), Sedlescombe and Tunbridge Wells; riding and walking in the surrounding countryside; sailing and water sports at Powdermill and Darwell Reservoirs and on the south coast. There are also numerous places of interest nearby including Great Dixter House and Gardens, Bodiam Castle and the historic town of Rye with its cobbled streets and medieval houses.

Directions (TN31 6HH)

From Tunbridge Wells, proceed south on the A21 towards Hastings for approximately 18 miles. At John's Cross Roundabout, take the first exit to stay on the A21 and, after 0.8 miles, turn left onto the B2089 (signposted Rye/Cripps Corner). Continue for 4.8 miles. After passing the Broad Oak pub on the right, at the crossroads, turn right onto King Wood Hill (A28). Continue for 1.2 miles into Brede Village. After passing the Red Lion pub on the left, continue for approximately 400 feet and the entrance driveway to Bishopsgarth will be found on the left-hand side (just after the sign for Brede Court and the 'National Speed Limited Applies' road signs). On the driveway, proceed straight on and the property will be found ahead with ample parking.





Approximate Gross Internal Floor Area

House: 259.2 sq m / 2790 sq ft

Cellar: 7.1 sq m / 76 sq ft

Outbuildings: 63.6 sq m / 684 sq ft

TOTAL: 329.9 sq m / 3550 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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