



PEASMARSH

EAST SUSSEX

JACKSON-STOPS 

OAK COTTAGE,
TANHOUSE LANE, PEASMARSH, RYE, EAST SUSSEX, TN31 6UY

A DELIGHTFUL GRADE II LISTED PERIOD COTTAGE WITH MANY ORIGINAL FEATURES SET IN AN ATTRACTIVE RURAL LOCATION CONVENIENT FOR AMENITIES AND WITHIN EASY REACH OF TENTERDEN AND RYE



DESCRIPTION

Oak Cottage, originally built in the late 17th century, is nestled along a quiet country lane with 360 degree views over adjacent countryside and farmland, yet not isolated from nearby amenities, or from the historical Cinque Port of Rye which is a short drive away. The current owner has lived at the property for almost 40 years, maintaining it with great care, and ensuring it remains in very good decorative order, both inside and out.

The cottage is full of history and charm, as you would expect from a property of this period; structural and ceiling timbers at every turn, inglenook fireplaces, wood latch doors and original floorboards. The property was latterly extended, we believe, in the 1940s and 1980s; both extensions have been seamlessly blended into the fabric of the original building.

The accommodation is deceptively spacious to offer areas for all members of the family across three floors. To the ground floor is a kitchen/breakfast room with adjacent walk-in larder/pantry, formal dining room, morning room, sitting room, study, spacious boot room and ground floor bathroom. To the first floor are two double bedrooms and a single bedroom, along with a family bathroom and two further bedrooms on the second floor. Every bedroom enjoys views across adjacent countryside.

Outside the well-established gardens wrap around all sides of the property bordered by mature hedging and trees. There is an expanse of lawn, areas of perennial planting, as well as plum and damson trees. For those green fingered amongst us there is a greenhouse perfectly positioned for a bumper tomato crop. In all, the gardens and grounds amount to circa 0.54 acres.

Oak Cottage is accompanied by a detached timber garage and timber framed workshop/shed. The garage has planning permission granted to extend to provide an additional garaging bay and further room above accessed via an external staircase (RR/2024/956/P).



FEATURES

- Sitting room with grand inglenook open fireplace with bressummer beam taking centre stage
- Kitchen/breakfast room with a good selection of painted wood units under wooden work surfaces, built in dresser unit with sliding glazed doors, double bowl ceramic sink, space for range cooker and dishwasher, Fired Earth terracotta tiled flooring
- Adjacent walk-in larder/pantry for all your food and wine storage needs, space for full size fridge, freezer and washing machine
- Formal dining room with inglenook fireplace
- Morning room with French doors opening onto the garden, original Victorian fireplace
- Study/home office with stable door opening onto the garden
- Rear entrance and boot room, perfect winter entry point for those with muddy boots or paws
- Ground floor bathroom with bath, pedestal basin, traditional style WC and radiator
- First floor spacious master bedroom with built in cupboard and ornamental fireplace
- A further double bedroom and a single bedroom on the first floor
- Family bathroom with slipper bath, Italian glass basin, WC, built-in storage and heated towel rail
- Two bedrooms, one double, to the second floor, both with access to extensive eaves storage
- Heating throughout the property is electric eco-smart radiators which can be either manually controlled (for each radiator) or via an app, the latter is ideal for controlling the system to function when away from home
- Wrap around gardens in total of circa 0.54 acres
- Timber framed workshop/shed and greenhouse
- Timber framed garage with planning permission, as before, to extend to provide additional garaging and room above
- Gravel driveway via a traditional five bar gate, offering parking for a number of vehicles



SITUATION

Oak Cottage is situated in the village of Peasmarch which is set in the heart of 1066 country enjoying its associated historic sites, castles, countryside and attractions. The village, set within the High Weald Area of Outstanding Natural Beauty, offers several local services including a Jempsons Superstore, The Cock Inn and the Horse and Cart public houses, Flackley Ash Country Hotel and Spa, Tillingham Winery and restaurants, and a primary school.

Nearby Rye, Tenterden and Battle all offer an excellent range of independent shops, restaurants, public houses and amenities along with their picturesque high streets as well as a wealth of artistic and cultural events.

In addition to Peasmarch C of E Primary School, other nearby schools include Robertsbridge Community College and Rye College, Vinehall Preparatory in Robertsbridge, Claremont Senior School in Bodiam and Saint Ronan's in Hawkhurst.

Robertsbridge Station offers services to London Charing Cross and Cannon Street with journey times from 1 hour 20 minutes. Alternatively, Rye Station operates services to Ashford International from which there are high speed services to London St Pancras from just 37 minutes. The A21 gives access north to the M25 for Gatwick, Heathrow Airports and Stansted airports and south to Hastings.

Rye 4 miles
Tenterden 8.8 miles
Robertsbridge 13.5 miles
Battle 14.5 miles
(All distances are approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000



DIRECTIONS

From Hawkhurst take the A268 south east for about 6 miles, passing through Sandhurst and Newenden. Just before Northiam turn left into Whitebread Lane (A268) signposted to Beckley and Rye. Continue for about 2.3 miles bearing left at the mini roundabout in Beckley, signposted to Rye. Continue into Peasmarch and on descending the hill turn right into Tanhouse Lane. At the small roundabout take the second exit to continue onto Tanhouse Lane. Oak Cottage is located on the right after a short distance.

What3words: [///sketch.populate.bucks](https://www.what3words.com/#!/share////sketch.populate.bucks)

PROPERTY INFORMATION

- Services: Mains water and electricity. Private drainage. Electric eco-smart radiators.
- Local Authority: Rother District Council
- Council Tax band: G (for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Private Finance

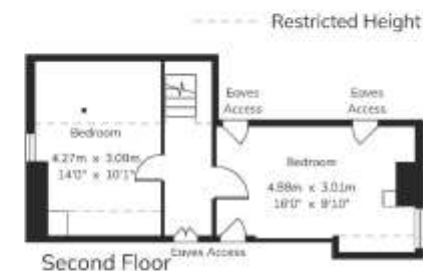
Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

Oak Cottage

House - Gross Internal Area : 213.3 sq.m (2295 sq.ft.)

Garage - Gross Internal Area : 22.7 sq.m (243 sq.ft.)

Shed - Gross Internal Area : 9.8 sq.m (105 sq.ft.)



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