

BECKLEY

EAST SUSSEX

JACKSON-STOPS

EVENING WOOD
KITCHENOUR LANE, BECKLEY, EAST SUSSEX, TN31 6TE

HAVING UNDERGONE A COMPLETE RENOVATION IN 2024, EVENING WOOD IS FILLED WITH LIGHT AND FINISHED TO A HIGH STANDARD. WITH WRAP AROUND GARDENS AND A DOUBLE GARAGE, THE PROPERTY IS POSITIONED IN A PRETTY, PEACEFUL, WOODLAND SETTING



DESCRIPTION

Enjoying a peaceful and rural, yet accessible location, Evening Wood has been remodelled and renovated throughout - including the addition of a light filled atrium as you enter the property - setting the tone for this modernised single storey home.

Through to the inner hall and you find plenty of storage space and all the rooms are well proportioned with many offering double aspect outlooks, allowing plenty of natural light.

The setting is wonderful, an idyllic rural location betwixt Beckley and Peasmarsh.

FEATURES

- Gated entrance and gravel driveway
- Pretty, rural, woodland setting
- Double doors, and glazed windows in to attractive and light filled atrium entrance with glass panelled roof
- Wood floors in entrance, hallway, kitchen and bathrooms
- Through to entrance hall with storage cupboards, wine fridge, loft hatch to large loft space
- Fully fitted kitchen with painted wall and base units, integrated Neff dishwasher, Bosch induction hob, oven (WIFI connectable), extractor and integrated fridge and freezer
- Door to pantry with shelves for storage and door to back garden
- Door to utility cupboard with space for washing machine and tumble dryer (currently stacked), combi boiler and space for hoover and ironing board, tiled floor
- Sitting room with double aspect windows and open fire with brick fireplace
- Family bathroom with bath and shower over, WC, vanity unit and double basin, heater, heated towel rail (linked to central heating) and window to rear

- Master bedroom with ensuite and generous fitted wardrobes
- Ensuite with double vanity and two basins, tiled walls, WC, shower cubicle and heated towel rail
- Double bedroom with triple aspect windows
- Single bedroom, window to rear
- EUFY security camera system
- Outside to wraparound garden, decked platform with lit gazebo, hot tub and stream
- Double garage with light and power, further garage to rear. Greenhouse and oil tank
- Outside PIR lighting on house and garage
- No immediate neighbouring property

SITUATION

Evening Wood is situated in a delightful rural position between the villages of Beckley and Peasmarsh which provide a range of local services including public houses, a Jempsons Superstore and garage. The house is set within the National Landscape. The ancient Cinque Port town of Rye, with its cobbled streets and independent shops and eateries, is a short drive away, as is the coast.

There are a range of schools within the area catering for children of all ages in both the state and private sector including Peasmarsh Primary, Buckswood and Marlborough House Vinehall, Battle Abbey, St Ronan's and Rye College.

Mainline services to London Charing Cross, Cannon Street, Waterloo East and London Bridge depart from Robertsbridge which is on the Hastings line with journey times from approximately 1 hour and 20 minutes. There is also a direct line from Rye to the high-speed express service from Ashford to St Pancras International; journey time from Rye to London being approximately 1 hour 6 minutes.

There are several golf courses within easy reach including the links courses at Rye and Littlestone. Leisure facilities can







be found at Tenterden, Rye and Ashford. The popular Rye Lawn Tennis Club boasts eight grass courts for summer use, as well as a number of all-weather courts, and also padel tennis, squash courts and table tennis. Water sports and the famous sandy beaches at Camber are within fifteen minutes drive.

Tenterden - 8 miles
Rye 5 miles and the Coast - 7 miles
Robertsbridge Station - 12 miles
A21 - 8.5 miles
Ashford - 20 miles
(All distances approximate)

PROPERTY INFORMATION

- Services: Mains water and electricity. Private drainage. LPG central heating.
- Local Authority: Rother
- Council Tax band: F (£3,813.97 in 2026/7)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation

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.



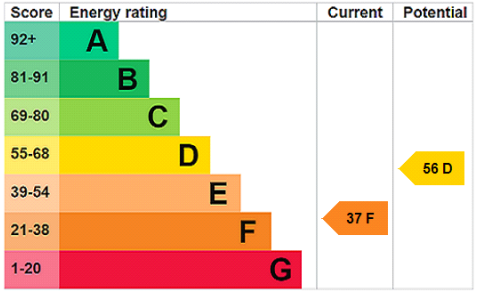
DIRECTIONS

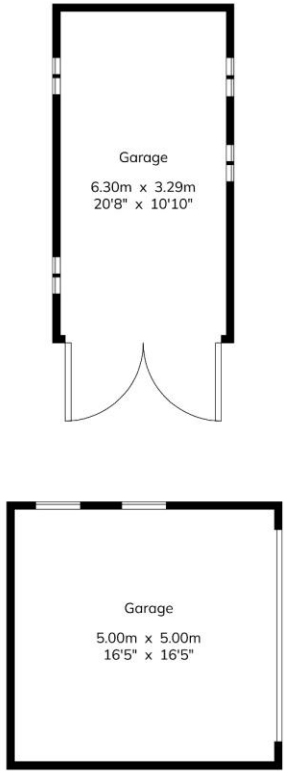
From the centre of Beckley, head East on the B2088 towards King's Bank Lane. At the second roundabout take the second exit on the A268 signposted Peasmarsh and Rye. Turn left on to Kitchenour Lane and Evening Wood is found a little way along on your left.

What3Words///tadpoles.dazzling.really

IMPORTANT NOTICE

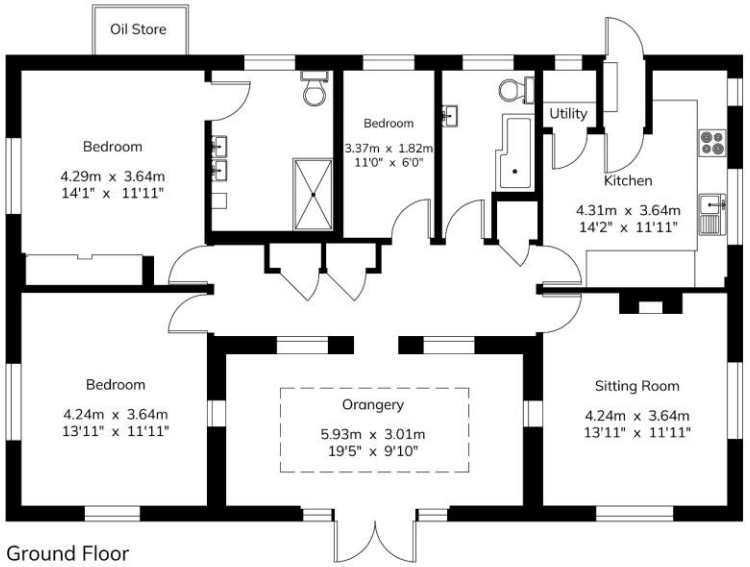
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.





Evening Wood

Bungalow - Gross Internal Area : 120.9 sq.m (1301 sq.ft.)
Garages - Gross Internal Area : 46.9 sq.m (505 sq.ft.)



Ground Floor



For Identification Purposes Only.

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