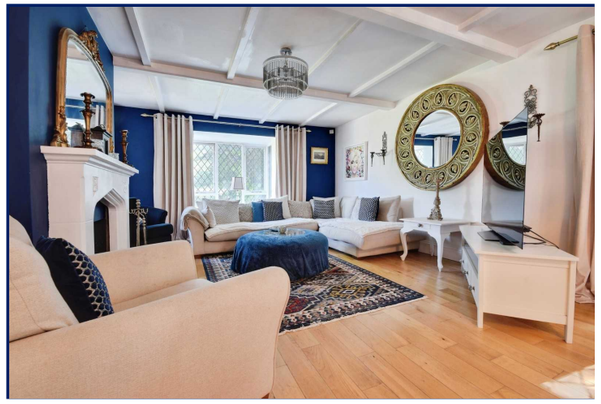
















Playden Forge, Rye Road,
Playden, Rye, East Sussex, TN31

Asking Price: £950,000
Freehold

Reeds Rains

reedsrains.co.uk

Playden Forge, Rye Road, Playden, Rye, East Sussex, TN31

Asking Price: £950,000 Freehold

Council Tax Band: G
EPC Rating: D

Playden Forge is a detached property standing in 1.7 acres (unmeasured), benefiting from gas central heating, wooden double glazed windows throughout.
This property is well presented and generously proportioned and situated in the village of Playden which is a short distance to Rye. Playden offers a Primary school with an ofsted rating of good, public house, micro brewery, and medical centre with dispensary.
The nearest mainline station is Rye which offers services to Eastbourne...

GROUND FLOOR
Front door opening into tiled floor entrance hall with stairs to first floor, two built in cupboards one housing hot water tank. Lounge with wooden flooring, feature fireplace with stone hearth and surround, two bay windows, opening to conservatory with tiled flooring. Doors to bedroom four and five.
Kitchen/breakfast room, tiled flooring and part tiled walls, a range of wall and base units with granite work surface over and a butler style sink underslung. Fitted extractor, spaces for dishwasher, range oven, and fridge/freezer. Island with matching granite work surface. Utility room with vinyl flooring, wall mounted gas boiler, spaces for washing machine and tumble dryer. Shower room, comprising fully tiled walls, heated towel rail, w.c, unit housed wash hand basin, shower cubicle with fitted wall mounted rain water shower attachment.

FIRST FLOOR
First floor landing, wooden floor boards, doors leading bathroom, dressing room, bedroom two and three both benefiting from fitted cupboards. Spiral staircase leading to second floor landing, built in storage cupboard. Bathroom comprises tiled flooring, fully tiled walls, w.c, united housed wash hand basin, tile enclosed bath, heated towel rail. Bedroom one benefiting from external balconies where the far reaching views of countryside can be enjoyed. Wet room, comprising tiled flooring, part tiled walls, heated towel rail, w.c, double stone unit housed wash hand basins, fitted wall mounted shower attachment. Dressing room, built in storage cupboards which continue through from wet room.

SECOND FLOOR
Second floor landing, door leading to bedroom six with built in eaves storage.

OUTSIDE
Outside: that can be accessed via a 5 bar gate with gravel driveway providing parking and turning area. The gardens have outside lighting, lawn areas, paved seating area overlooking the gardens and impressive view over the countryside and beyond. Steps lead to the lower area of lawned garden, with pond and weeping willow. The gardens are enclosed by trees, hedges and fencing providing a good degree of seclusion, the adjoining paddock extends to approximately one acre.

Lounge
24'6" (7.46) x 17'1" (5.21) into bay window

Conservatory
14'10" x 12'2" (4.52m x 3.7m)

Dining Room
16'1" (4.89) into bay window x 9'9" (2.96)

Bedroom Four
13' x 9'1" (3.96m x 2.77m)

Bedroom Five
9'10" x 8'4" (3m x 2.54m)

Shower Room
9'8" x 4'4" (2.95m x 1.32m)

Kitchen/Breakfast room
21' x 18'6" (6.4m x 5.64m)

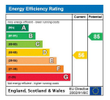
Utility Room
9'8" x 5'6" (2.95m x 1.68m)

Bedroom Two
13'1" x 9'9" (4m x 2.97m)

Bedroom Three
11'10" x 10'4" (3.6m x 3.15m)

Bathroom
9'10" x 9'3" (3m x 2.82m)

Bedroom One
18'2" 13'6" (5.54m 4.11m)



For full EPC please contact the branch.

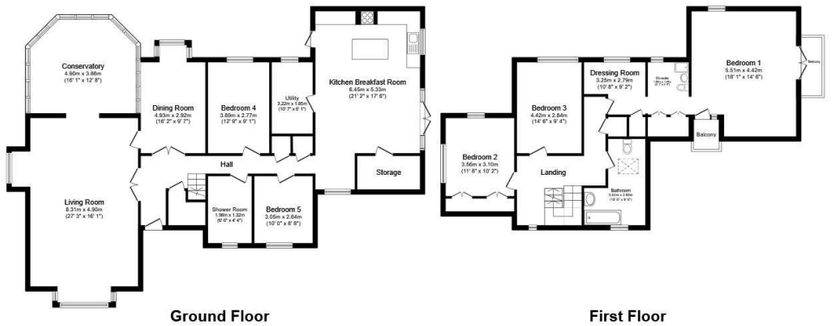
Wet room
10' 6' (3.05m)

Dressing Room
10'11" x 9'2" (3.33m x 2.8m)

Bedroom Six
13'4" x 12'9" (4.06m x 3.89m)

Driveway

Gardens





Second Floor
Total floor area 267.2 sq.m. (2,876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and

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