















Little Hookstead, Main Street, Iden,
Rye, East Sussex, TN31

Guide Price: £815,000
Freehold

Reeds Rains

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Council Tax Band: G
EPC Rating: TBC

Description
Set within an exquisite semi-rural location in the ever-popular village of Iden, this superb double-fronted home enjoys a truly special setting, with far-reaching views over open countryside to both front and rear. A commanding driveway and garage provide an impressive approach and ample parking, while the rear garden is a real highlight with gorgeous level lawns, twin patios and a large heated swimming pool, all enclosed by well-stocked borders that offer both privacy and superb natural sunlight.

Internally, the property has been thoughtfully maintained and improved over three decades of ownership and the layout of accommodation offers a generous and naturally well lit layout over both floors. To the ground floor a central hallway welcomes you and leads to a cloakroom w.c. and a large dual-aspect living room with central open fireplace and exposed brick feature. An arch leads through to a formal dining room, connecting to a wonderful rear conservatory that beautifully complements the property and offers lovely views over the garden. The large fitted kitchen/breakfast room boasts an impressive range of units and generous worksurfaces that flow seamlessly into a breakfast bar, making this a great social space with an internal door to the garage, ideal as storage or utility space. A study/fifth bedroom on the ground floor adds further versatility to the ground floor layout. Upstairs, the sense of space and quality continues. The central landing leads to a double-aspect principal bedroom that enjoys wonderful views over this rural position and this room is offered with fitted wardrobes and a generous modern en-suite shower room. Three further well-proportioned bedrooms enjoy lovely views over the surrounding countryside and its stunning rear garden with this floor served by a well appointed family bathroom w.c.

Externally the location is exquisite and the property offers generous frontage and a large level rear garden that both enjoy excellent privacy with the rear garden complimented by its swimming pool. Property of this calibre within this location is often sought and seldom available and early viewings are strongly encouraged via appointed sole agents Reeds Rains.

Location
Iden is one of the most sought-after villages in the Rye hinterland, and Main Street sits right at its heart. This is quintessential East Sussex countryside living, rolling farmland, big skies, and a real sense of community, yet with everyday convenience close at hand.

The village itself offers a strong community spirit, with regular village events keeping Iden feeling connected and alive. For day-to-day needs and a wider range of shops, cafes and restaurants, the historic town of Rye is just a few minutes' drive away, offering its famous cobbled streets, independent boutiques, and renowned dining scene. Iden is beautifully placed for exploring the surrounding countryside and coast. Rye Harbour Nature Reserve and the beaches at Camber Sands are both within easy reach, perfect for weekend walks or family days out. The area is also well served for schooling, with a good choice of primary and secondary options in Rye and the wider district.

For commuters, Rye station offers regular services, while the A268 and A259 provide straightforward road links across the region. This is a location that offers the best of rural Sussex life without sacrificing accessibility.

Entrance Hall
13'10" x 9'11" (4.22m x 3.02m)

Cloakroom W.C

Study/Bedroom Five
9'7" x 8'10" (2.92m x 2.7m)

Living Room
25'1" x 13'10" (7.65m x 4.22m)

Dining Room
14'7" x 11'7" (4.45m x 3.53m)

Conservatory
14'7" x 11'7" (4.45m x 3.53m)

Kitchen/Breakfast Room
18'3" x 11'4" (5.56m x 3.45m)

First Floor Landing
14' x 6' (4.27m x 1.83m)

Bedroom One
16' x 13'10" (4.88m x 4.22m)

En-Suite Shower Room W.C
10'10" x 8'8" (3.3m x 2.64m)

Bedroom Two
12'2" x 9' (3.7m x 2.74m)

Bedroom Three
13' x 8'7" (3.96m x 2.62m)

Bedroom Four
10' (3.05) x 10' (3.05) narrowing to 6'6" (1.98)

Family Bathroom W.C
9' x 6'10" (2.74m x 2.08m)

Driveway
Parking for 5/6 cars

Garage
18'4" x 9'6" (5.6m x 2.9m)

Rear Garden

Swimming Pool

Freehold

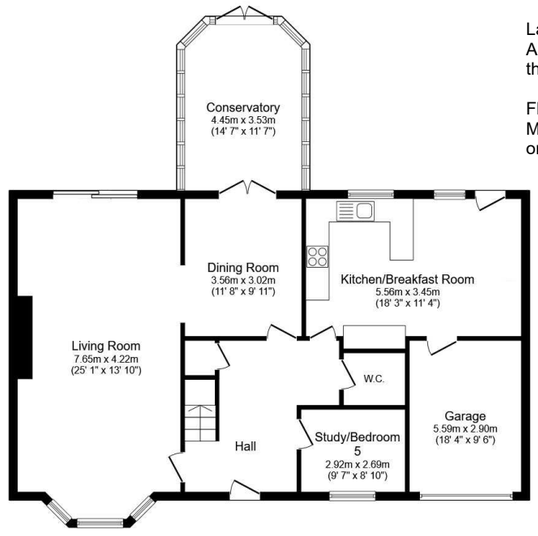
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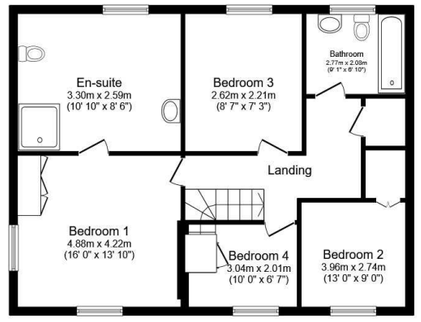
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor



First Floor

Total floor area: 188.8 sq.m. (2,033 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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