



RYE
EAST SUSSEX

JACKSON-STOPS 

GREENWOOD HOUSE

RYE HILL, RYE, EAST SUSSEX, TN31 7NH

A HANDSOME AND SUBSTANTIAL, ARCHITECTURALLY DESIGNED FAMILY HOME, WITHIN BEAUTIFUL LANDSCAPED GARDENS, IN AN ELEVATED POSITION ON A PRIVATE LANE WITHIN WALKING DISTANCE OF THE CENTRE OF HISTORIC RYE WITH ITS AMENITIES AND RAILWAY STATION



DESCRIPTION

Greenwood House is an immaculately presented, architect-designed detached home offering beautifully proportioned, light-filled accommodation arranged over three floors. Situated in an elevated position within superbly landscaped gardens towards the end of a shared private road, the property enjoys commanding southerly views across Rye Citadel and the surrounding countryside, while remaining within easy walking distance of the town centre.

A gravel driveway, screened by mature hedging, provides parking for several vehicles and leads to the integral double garage. The front entrance opens onto the middle level of the house, where a welcoming vestibule with terracotta tiled flooring leads into a reception hall with front aspect and an exposed brick wall, setting the tone for the architectural character found throughout the home.

From the reception hall, elegant open-tread timber staircases rise to the upper floor and descend to the garden level. The four double bedrooms are arranged across the ground and upper floors, each benefiting from its own ensuite bathroom and individual architectural features that enhance their charm and character.

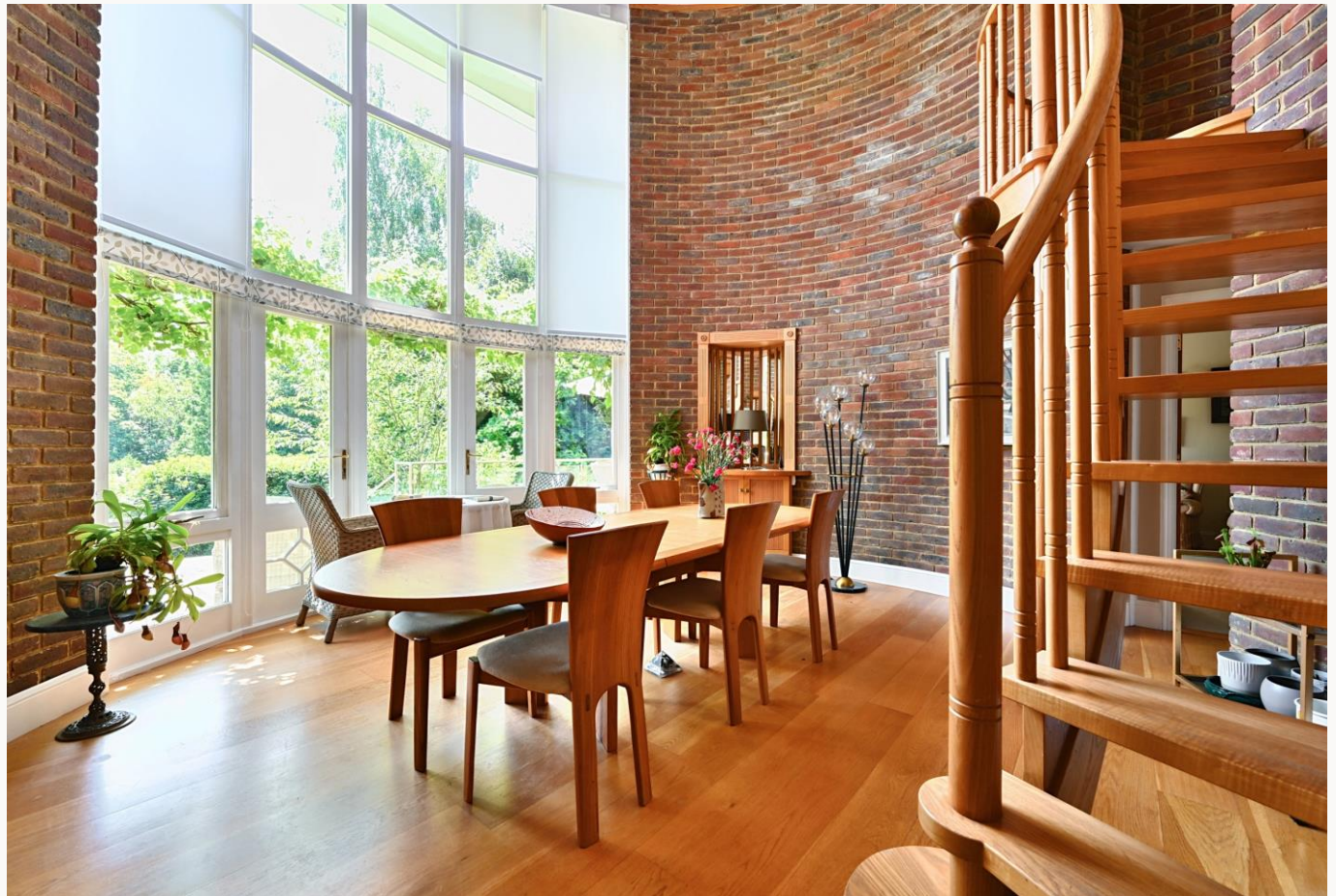
The garden level forms the heart of the home, designed for both everyday living and entertaining. A spectacular double-height dining room, with dramatic floor-to-ceiling glazing overlooking the gardens is complemented by an impressive painted ceiling. Also on this level are the kitchen/breakfast room, elegant drawing room, library/sitting room, utility/laundry room, large walk-in pantry and cloakroom. Underfloor heating runs throughout this floor, ensuring comfort all year round.

FEATURES

- Striking double-height roundel, currently arranged as the dining room, featuring exposed brickwork to one side and floor-to-ceiling glazing overlooking the garden and beyond. Glazed doors open onto the terrace, while above, the ceiling artwork provides a focal/talking point



- Kitchen/breakfast room designed around a central island, providing ample storage with an extensive range of dark base cabinetry contrasting elegantly with matching light wall units, the worktops are Minerva and there is space for an American-style fridge/freezer. The stainless-steel Stoves range cooker is set within an attractive mantel surround and has a seven-burner gas hob, twin ovens and a separate grill. There is a ceramic sink with a filtered drinking water tap, integrated Bosch dishwasher, breakfast nook with matching Minerva tabletop - perfectly positioned beside glazed patio doors that open directly onto the garden.
- Drawing room with gas fire and brick plinth, feature beams and patio doors to the garden
- Light-filled library/sitting room, overlooking the garden
- Utility room with plumbing for washing machine and room for a tumble dryer, three storage cupboards with shelving and a butler sink
- Cloakroom with WC and basin
- Cool larder /pantry with plenty of shelving so you never run out of anything
- First floor double aspect principal bedroom with vaulted ceiling, built in wardrobes and ensuite with bath, corner shower unit, WC, bidet, basin and heated towel rail
- Mirroring the principal suite on the opposite side of the house, the second first-floor bedroom is also a generous double-aspect room with a vaulted ceiling, fitted wardrobes and an ensuite bathroom fitted with a bath, wash basin, WC and heated towel rail
- Along the landing there are 3 large built-in cupboards; an airing cupboard, a storage cupboard and the third containing two water tanks
- The landing area on the north of the house is currently being used as a home office
- On the ground floor there are two more double bedrooms, again mirroring each other - both with large arch sash windows and ensembles comprising bath, WC, basin, heated towel rails



OUTSIDE

The south facing garden is exceptionally well landscaped, gently sloping with a wide deck across the rear of the house featuring a vine and a combination of seating areas with a modern glass and metal balustrade and wide steps down to a well-maintained lawn with flower beds comprising verbena, hydrangeas, geraniums and roses. Planted borders filled with dense foliage including ferns, evergreen trees like junipers and bay as well as other shrubs and plants including a royal purple smoke tree, Indian bean trees, yucca, rhododendron and an olive tree. There are further seating areas; a circular sandstone paved terrace with a slate sphere water feature and a shady, trellised walkway leading through various planted sections and a mature woodland screen offering privacy. The lower section of the garden is set down to lawn with a pavilion style summerhouse, greenhouse, fig tree and cottage borders of lavender, ornamental grasses and bearded irises and geometric brick pathways leading to a kitchen garden with raised brick planters. To the rear boundary are twenty pleached lime trees creating privacy along the fence.

SITUATION

Occupying an enviable position on the edge of the historic Cinque Port town of Rye, Greenwood House enjoys the perfect balance of tranquillity and convenience, with the town centre a short walk away. Renowned for its cobbled streets, medieval architecture and unique character, Rye is home to an excellent selection of independent boutiques, galleries, antiques shops, cafés, restaurants, traditional inns and a Cinema. Beyond the town, the surrounding countryside is some of the most beautiful in East Sussex, with rolling farmland, vineyards and picturesque villages including Northiam, Peasmarch, Beckley, Pett and Iden, while the spectacular coastline, nature reserves and sandy beach of Camber are all within easy reach.

The area is well served by both state and independent schools. Primary education is available in Rye and the surrounding villages, while secondary schooling includes Rye College. Highly regarded independent schools in the wider



area include Buckswood School, Marlborough House Vinehall School near Robertsbridge, Claremont School at Bodiam and Battle Abbey School. St Ronans and Benenden are nearby and further grammar school options are available in Ashford.

Excellent transport links connect Rye with the surrounding area and beyond. Rye railway station provides regular services to Ashford International, with high-speed connections to London St Pancras in around 37 minutes, as well as services to Hastings and Eastbourne. Road links via the A259 and A21 provide access to Hastings, Tunbridge Wells and the M25, while the Channel Tunnel, Port of Dover and Gatwick Airport are all readily accessible for international travel.

VIEWINGS

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

DIRECTIONS

From Rye follow Fishmarket Road/A259. At the Skinners roundabout turn left onto the A268 and continue north up Rye Hill, past Deadmans Lane on the left, taking the next left turn after approximately 50 yards. Greenwood House is on the left shortly before the end of the road.

What3words///swept.inhabited.this



PROPERTY INFORMATION

- Services: Mains water and drainage, electricity, gas
- Local Authority: Rother District Council, Rother
- Council Tax band: G (£4658.62 for 2025/26)
- 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.

IMPORTANT NOTICE

1 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.

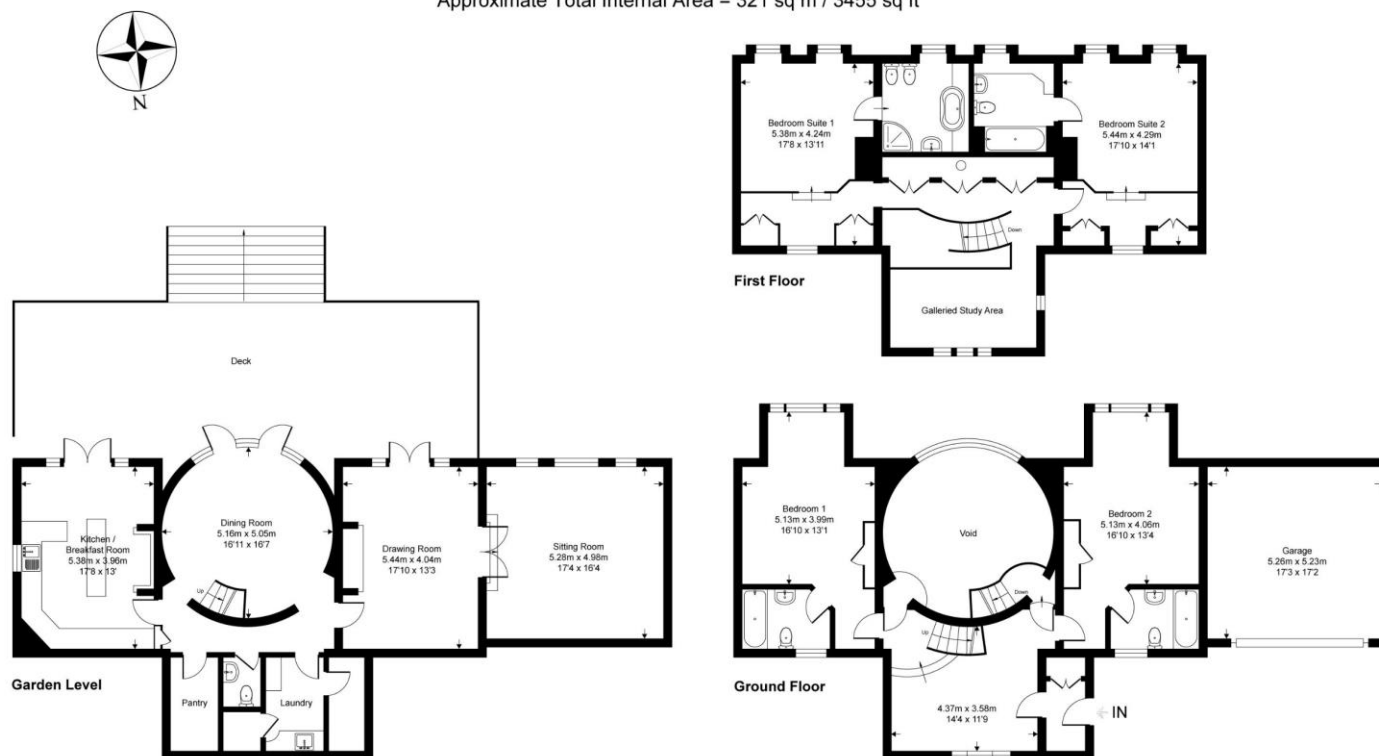
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

Greenwood House

Approximate Gross Internal Area = 293.9 sq m / 3163 sq ft

Approximate Garage Internal Area = 27.1 sq m / 292 sq ft

Approximate Total Internal Area = 321 sq m / 3455 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2025 - Produced for Phillips and Stubbs

KENT AND EAST SUSSEX

01580 720000

sesales@jackson-stops.co.uk

jackson-stops.co.uk

