



CHURCHILL
COUNTRY & EQUESTRIAN

SHARVELS OAST HOUSE, PEASMARSH, RYE, EAST SUSSEX, TN31 6YG

A lovely family home and equestrian property for let (only), High Weald, East Sussex/Kent border.

The spacious four-bedroom double Oast House is set within some 5 acres of grounds with stabling, an indoor swimming pool and tennis court. Situated in a fantastic rural location with far reaching views across surrounding farmland - Monthly Rental £3,400 pcm.

Ideally situated in an area of natural beauty, on the edge of the village of Peasmarsch is a very spacious, double Oast house, on 5 acres, with 4 bedrooms, modern fitted kitchen with all the amenities, study, utilities room, 2 ½ bathrooms (one with spa bath), 2/3 reception rooms - main reception with hearth, a large separate games room/office space, double integrated garages and an indoor heated swimming pool/ Outside are several patios, 3 indoor & 1 outdoor stables (and options for more), two fully fenced paddocks (approximately 2 acres), large lawn and established landscaped gardens, newly resurfaced tennis court, large pond/small lake, complete with island, natural brook and many other amenities.

Located on the edge of the village of Peasmarsch, in completely tranquil countryside, with a prize-winning, large, family-owned supermarket 4 minutes away and a hotel and several pubs all close by, but never in sight. The property is also on a regular bus route.









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The Stables

The stable yard comprises three small internal stables with partitions and three large storerooms. As well as further machinery store and a large garage and a further outdoor stable in the paddock. The paddocks are divided into two and are approximately two acres.

Services

Mains water and electricity. Oil fired boiler providing central heating and hot water.

EPC – Band E

Council Tax – Band G

Viewings

Strictly by appointment only, please contact Churchill Country & Equestrian on 01403 700222 for further information or to arrange a viewing.

Churchill Country and Equestrian

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Telephone: 01403 700222

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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within

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