



# GREENHURST MANOR

BROAD OAK • EAST SUSSEX

savills



# GREENHURST MANOR

NORTHAM ROAD,  
BROAD OAK, BREDE,  
RYE, EAST SUSSEX  
TN31 6EP

A DISTINCTIVE, CONTEMPORARY  
FAMILY HOME SET IN AN ELEVATED  
POSITION WITH GARDEN, Paddock  
AND WOODLAND

In Total Approximately 4.5 Acres

- Reception Hall • Drawing Room • Sitting Room
  - Dining Room • Study
  - Kitchen/Breakfast Room • Utility Room
  - Cloakroom.
- 
- Master Bedroom Suite with Dressing Room and En-Suite Shower Room
  - Four Double Bedrooms (Two En-Suite)
  - Family Bathroom
- 
- Decking with Glass Balustrade
  - Garden • Paddock & Woodland
  - Double Garage and Loft Space



## DESCRIPTION

Greenhurst Manor is a well-presented, detached family home, built in the style of a Wealden Farmhouse, and set in an elevated position with views over its garden and woodland. Points of note include:

- Double glazed UPVC leded light windows and exterior doors, carpeting throughout with oak laminate flooring to kitchen and utility room, oak internal doors.
- The light and airy central entrance hall is vaulted and galleried to the first floor with full height picture windows and doors leading off to the reception rooms which comprise:
- Elegant double aspect drawing room featuring an exposed brick fireplace with wood burning stove and Bressumer over. Double glazed French doors lead out onto the decked terrace overlooking the garden and woodland. Sitting Room, double aspect, with double doors opening into the drawing room. Dining room with double glazed French doors leading to the terrace and double doors to the kitchen. Study with a feature bay window overlooking the front of the property.

- Well-appointed fully fitted hand painted kitchen with wall and base units under granite work tops and pull out larder cupboard, central island with granite top and attached table to one end, integral dishwasher, 1 ½ bowl sink, built-in wine rack and further cupboards. Appliances include a Stoves cooker with double oven, warming oven and 7 gas burners, integral AEG coffee machine and microwave, Siemens American style fridge freezer. French doors, with windows either side, lead onto the terrace.
- Utility room with built-in cupboards, space for white goods and secondary fridge/freezers. Side door to the garden.
- Cloakroom with contemporary white suite; good sized coat cupboard.
- A hand-made, oak staircase leads to the first floor and galleried landing with doors off to the bedrooms.
- The master bedroom suite is double aspect with doors leading onto a balcony overlooking the garden and woodland. Dressing area with built in wardrobes and window to one side. En-suite, fully tiled with contemporary white sanitary ware and walk in shower.



- Bedrooms two and three also benefit from views over the garden and contemporary en-suite shower rooms. All bedrooms have built-in wardrobes.
- Family bathroom in contemporary style, bath with shower over and built in cupboard.

### GARDENS & OUTBUILDINGS

The property is approached over a private drive and provides ample parking for several cars. To the side is a double garage with electric up and over doors, door to the side and rear access to an area above the garage currently used for storage. A feature of the property is the glass balustrade and decking with lovely views over the garden and woodland. The front garden is laid mainly to lawn with flower and shrub beds. The rear garden has a second decked area for outside entertaining and sloping lawn leading round a copse to the paddock and woodland beyond.

### SITUATION

Greenhurst Manor is located on the outskirts of the village of Broad Oak, which has a general store and public house. Northiam (3.2 miles) has several village shops, public houses and a restaurant. The Cinque Port town of Rye offers more extensive shopping with antique shops, boutiques, restaurants and gift shops. Peasmarch has a local supermarket with post office and petrol station, village store and various pubs. Other major superstores can be found in Tenterden, Hawkhurst and Hastings.

**Mainline rail services:** to London Charing Cross and Cannon Street can be found at Robertsbridge and Battle stations. Rye station has links to Ashford from where a high speed train service runs to London St Pancras in about 37 minutes. Eurostar trains are also available from Ashford International.

**Education:** Opportunities exist within the area in both the private and state sector at all levels.

**Leisure facilities:** A number of golf clubs including Rye and Dale Hill. Rye Tennis Club, Risebridge health club in Goudhurst with pool, squash and tennis courts. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails and activity centre in Bedgebury Forest and Pinetum. About 11 miles to Camber Sands

**Communications:** Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

### Directions

From the centre of Hawkhurst head southbound on the A268 and A28 passing through the villages of Sandhurst and Newenden and Northiam. Enter Broad Oak Brede, passing the 30 mph sign, then turn left into Furnace Lane, immediately left again and follow the driveway to the end.

**Services:** Mains gas, electricity, water and drainage. Gas central heating via radiators.

**Outgoings:** Rother District Council – 01424 787000. Tax Band G EPC - B













## Greenhurst Manor, Broad Oak

Gross internal area (approx.)

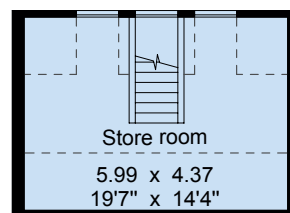
House - 315.5 sq m (3396 sq ft)

Garage - 62.5 sq m (672 sq ft)

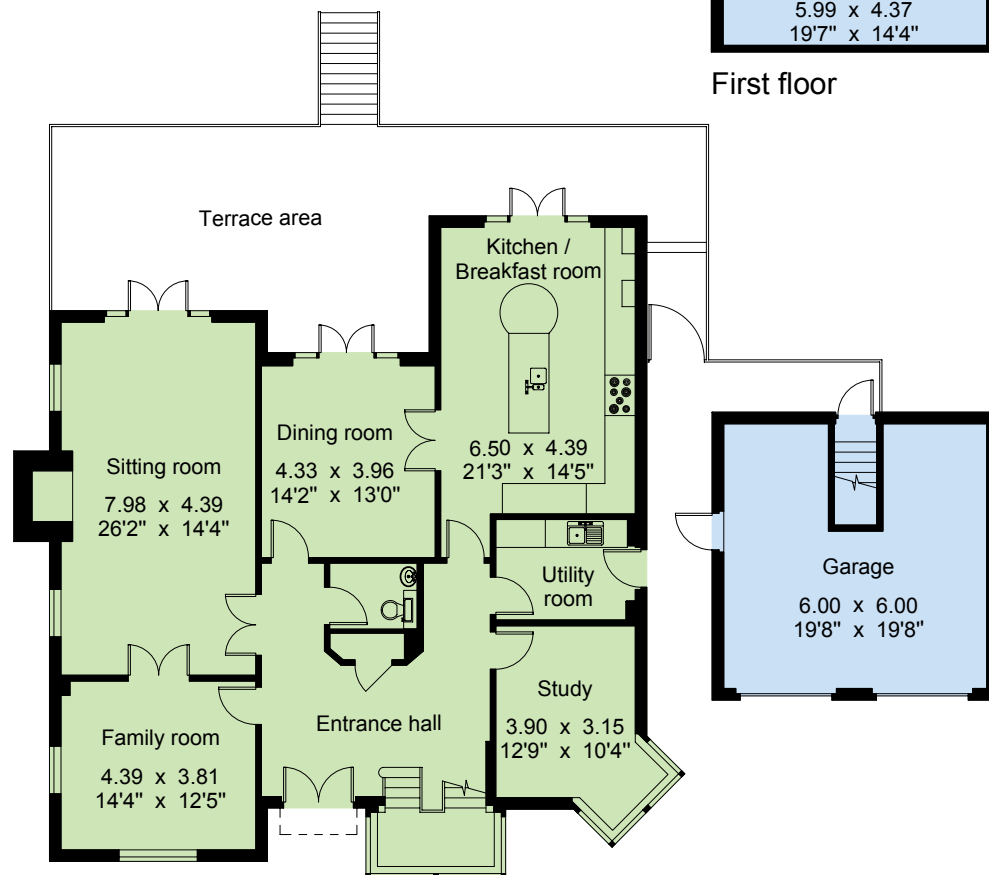
For identification only - Not to scale

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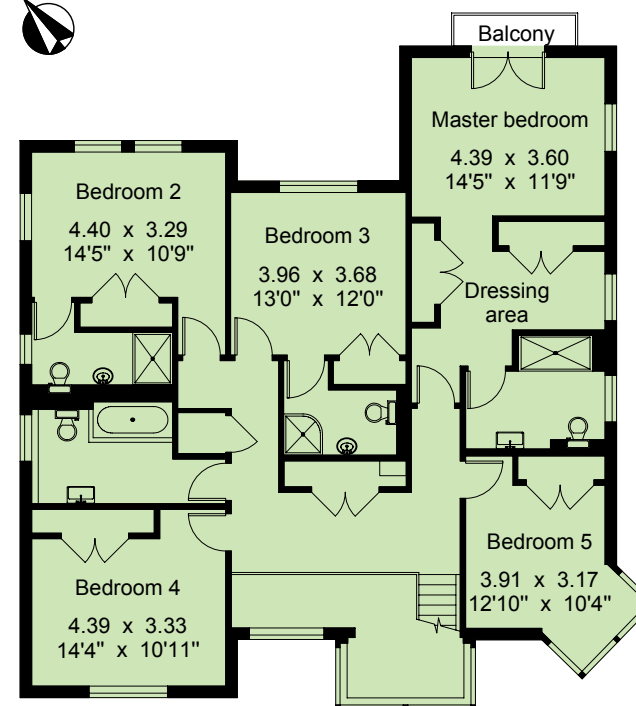
----- Restricted height



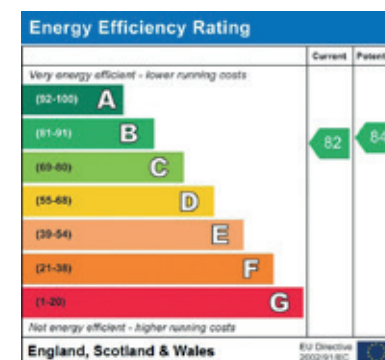
First floor



Ground floor



First floor



**Viewing** Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property

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