



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
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TN24 8SF

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## Dew Farm , Peasmarsh, TN31 6XD

**£2,250**

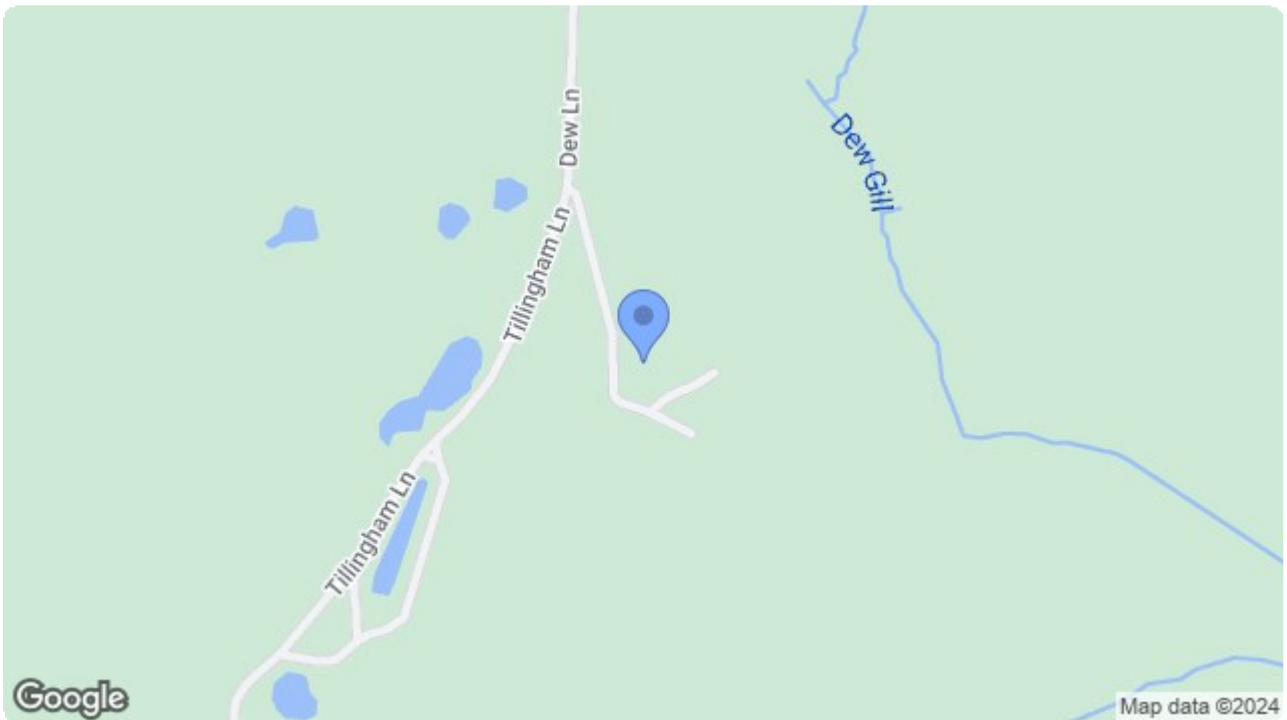
Welcome to this charming detached house located in the picturesque village of Peasmarsh. This delightful property boasts three reception rooms, perfect for entertaining guests or relaxing with loved ones. Four spacious bedrooms provide ample space for the whole family to enjoy.

Situated within the curtilage of Tillingham Vineyard, Tillingham is set amongst 70 acres of rolling hills and woodlands with far-reaching views along the Tillingham River valley and across to the fortified, hilltop town of Rye, East Sussex, to the sea and the Romney salt marshes., this home offers a unique opportunity to live amongst the beauty of the vineyard surroundings. The property spans an impressive 2,605 sq ft, providing plenty of room for all your needs.

This well-presented house features oil-fired central heating, ensuring warmth and comfort throughout the colder months. Its rural position offers a peaceful retreat from the hustle and bustle of city life. Yet, it is only a short drive from the historic town of Rye, where you can explore quaint shops, charming cafes, and stunning architecture.

Don't miss out on making this lovely property your new home. Contact us today to arrange a viewing and experience the beauty and tranquillity that this house offers.

**Dew Farm , Peasmarsh, TN31 6XD**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>45</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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