



## Woodgate Cottage Church Lane, Rye East Sussex TN31 6UH

A beautifully presented and recently refurbished detached 18th Century cottage, available to rent in an idyllic semi-rural setting on a quiet country no-through lane in the highly sought-after village of Beckley, near Rye. Having been comprehensively redecorated throughout and fitted with brand new carpets, Woodgate Cottage combines timeless period charm with fresh contemporary comfort, offering an exceptional country home in the heart of the East Sussex countryside.

**£2,300 Per Calendar Month**



## Description

Occupying a peaceful and private position surrounded by rolling farmland and unspoilt rural scenery, the cottage provides spacious and versatile accommodation comprising a charming sitting room with character features, a separate study ideal for home working, and a well-equipped kitchen with dining area perfectly suited to modern family living and entertaining alike. To the first floor are three generous double bedrooms together with a spacious landing incorporating a useful study or computer area, served by a family bathroom.

Externally, the property enjoys delightful mature gardens providing a tranquil outdoor space, together with a garden shed, substantial detached outbuilding/home office, and ample off-road parking. The versatile outbuilding offers excellent additional space for those requiring a studio, workspace, gym or further home office accommodation.

Offering beautifully refreshed accommodation in a truly peaceful rural setting, Woodgate Cottage presents a rare opportunity to rent an elegant period home in one of the most picturesque parts of East Sussex.

Services: Mains Electricity, Mains Water, Oil Fired Heating, Private Drainage

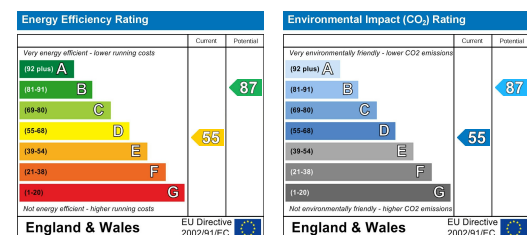
Council: Rother DC Band: D

EPC: D EICR: YES

## Location

Woodgate Cottage is situated approximately 0.7 miles from the centre of Beckley, one of East Sussex's most desirable villages, renowned for its welcoming community and attractive rural character. Local amenities include a well-regarded primary school, village hall, parish church and popular public house. The surrounding High Weald Area of Outstanding Natural Beauty offers exceptional walking, cycling and outdoor pursuits, whilst the nearby historic Cinque Port town of Rye provides an excellent range of independent shops, cafés, restaurants and leisure facilities.

The property is conveniently positioned for access to Tenterden and Sandhurst to the north, with Rye and Hastings to the south and east respectively. Mainline rail services from Rye connect to Ashford International and onwards to London, making the property equally attractive for commuters seeking a refined countryside lifestyle.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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