

THE MODERN HOUSE



*Rye, East Sussex
Sold*

Chandlers Reach

Conjuring the American bayou with its black cladding and superb situation on the banks of the River Rother, Chandlers Reach occupies the longest private river frontage in Rye. Consisting of a main house and a series of converted outbuildings, accommodation extends to almost 4,000 sq ft, with parking for several cars, a garage, substantial 200 ft garden, and uninterrupted views across the diverse natural habitat of Romney Marshes, to the sea beyond.

The property is set behind high hedges and accessed via two sets of gates, one to a car port, the other to a gravel area with parking for several cars. The main house is arranged over two levels, with five bedrooms in all. Painted-timber floors and internal cladding of timber and corrugated steel contribute to the wonderful tapestry of materials within, resulting in playful and uplifting aesthetic throughout.

THE MODERN HOUSE



*South-East England
Sold*

Chandlers Reach

From the entrance hall, the kitchen is to the right, with concrete worktops and American-oak cabinets, and a separate utility area with external access. From here, a doorway leads to the rear of the house, into an expansive living and dining room, opening in turn, through two sets of glazed doors, to a pergola and vine-shaded terrace. There are two further rooms on the ground floor (and a guest WC), one currently used as second sitting room, the other, a bedroom with en-suite bathroom and glazed double doors to the terrace.

The first floor moves toward the serene with a muted palette. Four bedrooms are arranged around a wide landing, two with soaring cathedral ceilings and en-suite bath or shower rooms, the remaining two sharing a shower room. The master bedroom has bespoke built-in wardrobes and a balcony overlooking the garden and river. The bedroom at the north-east end is designed to be independent, with its own stepped access to the outside.

The main house is wired for Cat6 with ethernet points in every room.

Spanning the considerable length of the property are three outbuildings. Two of these have been converted into self-contained studios, with one currently earning significant income through holiday rental (the house is also a popular choice for location shoots). The third is used as a creative studio and office but is plumbed for use as accommodation.

The River Rother flows for 35 miles through East Sussex and Kent from its source at Rotherfield in the High Weald. The house is located at a tidal point close to the river's mouth on Rye Bay where it combines with the River Brede and the River Tillingham to flow into the English Channel, thus with the potential for a mooring with direct access to the sea.

Chandlers Reach is situated north of the historic town of Rye, seconds from the highly regarded Rye Lawn Tennis Club and the popular Globe Inn Marsh Rye. The town is a short walk away with a wide range of shops, pubs and restaurants. The station at Rye is about ten minutes' walk, running services to London St Pancras taking approximately one hour, and links to the continent, via the high-speed line through Ashford International. The popular towns of Hastings and Tenterden are easily accessible. The beaches at Winchelsea and Pett and are a short drive away, and even closer are the wide sandy beach and dunes of Camber Sands.

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.