

THE MODERN HOUSE



*East Sussex
Sold*

Peasmarsh

This exceptional Modern house is located in a stunning setting close to the sought-after village of Peasmarsh on the Sussex / Kent border. Designed in 2007 by the London-based HUT Architecture, the house has over 3,000 sq ft of internal accommodation as well as a further 700 sq ft in a separate studio building. The house is surrounded by more than 2 acres of extensive gardens that feature level lawns, a pool, tennis court, woodland and triple garage. A 31' Airstream caravan is also included in the sale. Starvecrow Cottage is clad in Siberian larch, which, over time, is turning a beautiful silver / grey.

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*South-East England
Sold*

Peasmarsh

Accommodation in the main house includes four/five bedrooms (three with en suite bathrooms / wet rooms), a living room with wood-burning stove, play room, open-plan kitchen / dining room and a utility room. There are polished concrete floors with underfloor heating throughout. Much of the internal timber and galvanised steel finishing has been left deliberately unfinished to create a wonderful warm, textured interior. Floor-to-ceiling glazing, skylights and large windows bring in plenty of light and give views of the surrounding gardens and woodland. The current owners have worked on discreetly 'future-proofing' the house with features such as a structured cabling scheme, surround-sound cinema system and a Sonos audio hi-fi system.

The house also has an extensive home office, with full planning. The room measures 310 sq ft, has a separate entrance and is equipped with Cat 5/6 Ethernet, with numerous connection points. It's fully integrated and can comfortably accommodate four people working on a full-time basis.

Starvecrow Cottage is found down a quiet country lane, lined with hazel and willow trees, around 4 miles from the village of Peasmarsh. The setting makes for a private and secluded retreat. Wooden gates and a driveway lead to the house and the triple garage. Also on the land are a swimming pool, hot tub, studio building, Airstream caravan and an American paddle tennis court. Children will also appreciate the zip wire and sunken trampoline. The woodland to the rear has been partially cleared to give amazing views of the beautiful Tillingham Valley. In the woods seasonal flowers grow widely, including wild orchids, bluebells, primrose and violets. The house has featured extensively on television and in the national and international press (publications such as Dwell, The Independent, The Sunday Times and others). It is also due to be listed in the new version of the Pevsner Architectural Guide, which is perhaps the most authoritative text available on Britain's architecture.

Peasmarsh, perhaps best known as the home of Sir Paul McCartney's country estate, is a pretty Sussex village with a range of services including a large village shop, primary school and two pubs. The historic town of Rye is 6 miles away and offers a range of local shops, restaurants and train services on the Brighton to Ashford branch line with fast connections to London (37 minutes) and the Continent. To the west is the historic town of Hastings whilst inland are the towns of Battle and Tenterden. Camber Sands, with its long, sandy beach and dunes is a short drive, with the shingle beach at Dungeness located 18 miles away.

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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”.