

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the village of Broad Oak which offers a general store, bakers and period inn as well as a doctor's surgery with dispensary and primary school. The nearest mainline station with a direct service to London is at Robertsbridge. 6 miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations. As well as its charm and history, the town has a comprehensive range of shopping facilities. From the town there are train services to Eastbourne and to Ashford with connections to London and to the Continent. A high speed service between London St. Pancras and Ashford has been introduced, reducing the journey time to about 37 minutes. Schools in the area include Buckswood (4 miles), Vinehall (5 miles) and Frewen College (3 miles).

A detached family house presenting brick elevations faced with cedar cladding set with double glazed windows beneath a pitched tiled roof. The property has recently undergone considerable improvement including the conversion of a brick outhouse into self contained accommodation.

Front door into the **entrance hall** with stairs rising to the first floor. Herringbone oak laminate flooring which is continued throughout the majority of the ground floor. **Living room** having a fireplace fitted with a wood burning stove, bay window to the front fitted with plantation shutters (fitted to all front elevation windows). Door to bedroom 3. **Kitchen/dining room** fitted with an excellent range of base and wall mounted units incorporating a carousel corner unit, Belfast sink, Silestone worksurfaces, twin Neff thermal ovens, integrated dishwasher. Island unit incorporating an induction hob with extractor fan, wine fridge and breakfast bar. Space for American style fridge/freezer.

Full height pantry cupboards, additional understairs storage cupboard. Crittall style doors out to the garden. **Utility room** with built in units, space and plumbing for washing machine and tumble dryer. Door to **Cloakroom** comprising w.c, wash hand basin set into a vanity unit. **Bedroom 3** with double doors overlooking and opening onto the rear garden.

First floor landing with open galleried area. Built in airing cupboard housing hot water tank, hatch to boarded loft space. All front facing windows enjoy views beyond the road through the trees towards the Ridge at Hastings. **Bedroom 1** with bay window to the front. Built in range of wardrobes. **En suite dressing room** with door to an **en suite shower room** comprising corner shower, tiled flooring, w.c, wash hand basin, heated towel rail. **Bedroom 2** bay window to the front. **Bedroom 4/study** window to the rear overlooking the garden, built in cupboard. **Family bathroom** comprising panelled bath with shower attachment, wash hand basin, w.c, heated towel rail.

Outside: To the front there is a gated gravelled drive providing off road parking. Small garage/store and side access to the fence enclosed rear garden with both lawn and gravelled seating areas with bordering raised well stocked beds. Within the rear garden there is a newly converted detached brick outhouse 'The Oasis Studio' which provides self contained accommodation comprising a double bedroom with vaulted ceiling, fitted kitchenette and en suite shower room.

**Local Authority – Rother District Council
Council Tax Band E**

Price guide: £895,000 freehold

Windy Ridge House, Udimore Road, Broad Oak, East Sussex TN31 6DG



A detached four bedroom family house which has recently undergone extensive refurbishment and includes a detached self contained studio set within the rear landscaped gardens.

- Entrance hall • Living room • Open plan kitchen/dining room • Utility room • Cloakroom • Bedroom 3
- First floor landing • Bedroom 1 with en suite dressing room and shower room • Two further bedrooms
 - Family bathroom • Double glazing • Gas heating • Detached self contained studio
- Landscaped gardens to front and rear • Small garage/store • Off road parking • EPC rating C

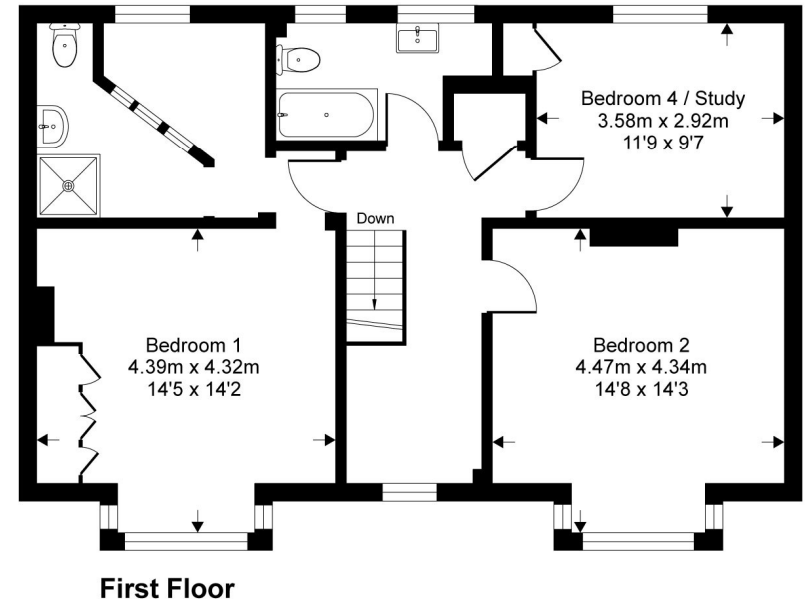
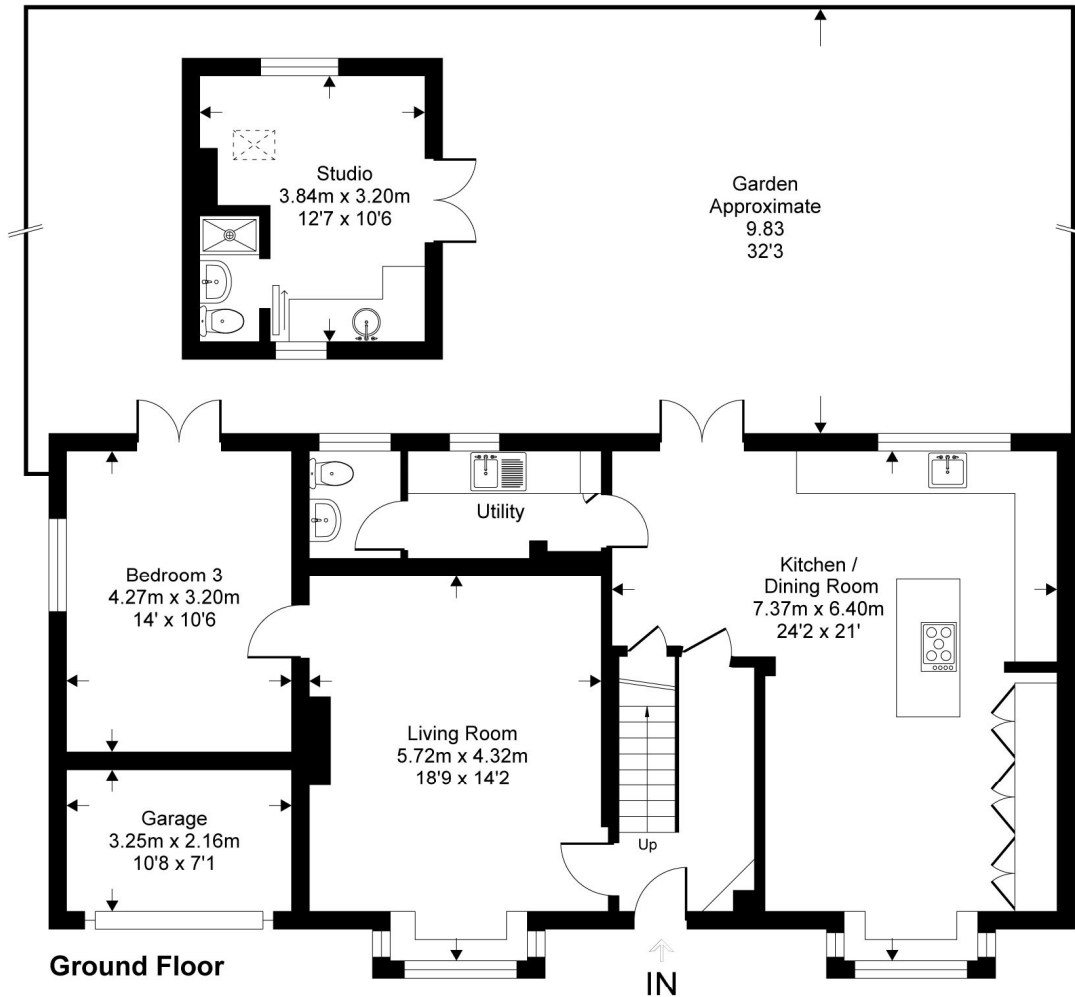


Directions: Leaving Rye take the B2089 Udimore Road and as you enter Broad Oak village the property will be found on the right hand side just before the turning into Reedswood Road.

Alternatively entering Broad Oak from a northerly direction on the A28, at the crossroads turn left sign posted to Rye B2089, continue for several hundred yards passing the school on your right and the playing fields on your left, continue past Reedswood Road, on your left and the property will be seen on the left.

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Approximate Gross Internal Area = 164 sq m / 1770 sq ft
Approximate Garage Internal Area = 7 sq m / 72 sq ft
Approximate Outbuilding Internal Area = 12 sq m / 134 sq ft
Approximate Total Internal Area = 183 sq m / 1976 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk