



MOLONEY COUNTRY PROPERTY



2 THE GREEN UDIMORE

2 THE GREEN, FLOAT LANE, UDIMORE, NR. RYE, EAST SUSSEX TN31 6AS

CHAIN FREE. AN ATTACHED, DECEPTIVELY SPACIOUS, 4 BED HOUSE ENJOYING OUTSTANDING ALL ROUND VIEWS, LOCATED IN A SEMI – RURAL LOCATION ONLY A FEW MINUTES FROM THE HISTORIC CINQUE PORT TOWN OF RYE. SITTING ROOM WITH WOODBURNING STOVE, DINING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, EN-SUITE MASTER BEDROOM. GARDENS, OUTSTANDING FAR REACHING RURAL VIEWS. ORP.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, SIDE LOBBY WITH SECOND STAIRCASE TO THE FIRST FLOOR, KITCHEN/BREAKFAST ROOM, CONSERVATORY. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS, BEDROOM 4, FAMILY BATH/SHOWER ROOM. OFF ROAD PARKING. GARDENS FRONT AND SIDE, LARGE TIMBER STORE. OFCH.



Front door with glazed panels to both sides with Georgian casement grill (throughout the house) to:

ENTRANCE HALL: Stairs with wooden balustrading to the first floor. Wood effect laminate floor. Under stair storage cupboard. Doors to sitting room, door to:

CLOAKROOM: UPVC double glazed window to the rear. Fitted with white suite comprising WC & corner hand basin. Tiled walls, coordinating tiled floor.

SITTING ROOM: Double aspect room with two UPVC double glazed windows to the front and two matching windows to the side, all enjoying far reaching rural views. Exposed brick wall, Jotul cast iron wood burning stove on brick hearth. Door with step down to:

DINING ROOM: Double aspect room with UPVC double glazed windows to both sides enjoying far reaching rural views. Fire surround (not in use) Tiled floor. Door to:

SIDE LOBBY: Second staircase leading to the first floor. Mosaic tiled floor. High level shelves, cloaks hooks. UPVC double glazed door to Conservatory and opening to:

KITCHEN/BREAKFAST ROOM: L shaped room with UPVC double glazed window to the side and matching doors out to the side brick paved terrace, all enjoying far reaching rural views. Fitted with 'u' shaped range of laminate base and wall units with square edge worktop over. Fireplace inset with range style cooker with bresumer beam over. Space for upright fridge freezer. Display shelves. Plumbing for washing machine & dishwasher. Tiled splashbacks.

PRICE GUIDE £579,000



CONSERVATORY: Double glazes window to 3 sides, doors leading out to the side terrace. Wall mounted electric heater.

Turned staircase to the first floor with UPVC double glazed window to the rear to:

LANDING: UPVC double glazed window to the side enjoying far reaching rural views. Pine panelled doors to all rooms.

BEDROOM ONE: Double aspect room with twin UPVC double glazed windows to the front and side, all enjoying far reaching rural views. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite, comprising WC pedestal hand basin & corner shower cubicle. Chrome ladder style heated towel rail. Wooden floor. Illuminated mirror over the basin.

BEDROOM TWO: UPVC double glazed window to the side, enjoying far reaching rural views. Door with step down to:

SMALL LANDING: UPVC double glazed window enjoying far reaching rural views to the side. 2nd staircase leading back down to the side lobby. Door will step up to:

BEDROOM FOUR: UPVC double glazed window, enjoying far reaching rural views. Loft hatch.

BATH/SHOWER ROOM: UPVC double glazed window to the side enjoying far reaching rural views. Fitted with white suite comprising WC. hand basin, double ended freestanding bath with central taps & tiled shower cubicle with glass surround. Part tiled walls, tiled floor. Illuminated mirror. Double doored linen cupboard with slatted shelves.

BEDROOM THREE: Double aspect room, UPVC double glazed windows to the front and side, enjoying far reaching rural views.

OUTSIDE: The property is approached from the road over driveway providing parking for several vehicles. Wooden gates give access to the front garden, mainly laid to lawn with a stepping stone pathway leading to the front door and a second matching pathway to the side. Large timber garden store. Planted beds and borders. Oil fired boiler in bespoke housing, outside tap. Recently installed oil tank. A paved seating area, enjoying views over the adjoining farmland and doors leading back into the Conservatory. The gardens continue around the property with hedged boundary, further seating areas and a brick paved terrace outside the kitchen.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity, water and drainage are connected. Oil fired central heating.

FLOOR AREA: 160m² (1,722 ft²) Approx.

EPC RATING : 'E'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND : 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west or Etchingham to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

DIRECTIONS: Travelling south on the A28 proceed through Northiam and continue for approximately 3.2 miles taking the left-hand turning at Broad Oak crossroads towards Rye. Continue for approximately 3 miles turn right into Float Lane, 2 The Green will be found on the left side of the road safter a short distance.

What3Words (Location): [:///screeches.donates.count](https://www.what3words.com/location/:///screeches.donates.count)

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings.

MOLONEYCOUNTRYPROPERTY.COM

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2 The Green

Approximate Gross Internal Area
1722 sq ft - 160 sq m



Not to Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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