

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated towards the top of the Udimore Ridge with far reaching, widespread views to the rear across pastureland in the Tillingham Valley and to the front, across Brede Valley to Winchelsea Town and the sea in the distance. One and a half miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From the town there are train services to Eastbourne and to Ashford with high speed connections to London St Pancras (journey time 37 minutes).

Forming a semi detached house presenting weatherboard elevations set with double glazed windows beneath a pitched tiled roof. The property has undergone considerable renovation in recent years including the addition of large dormer window to the rear providing far reaching views over the Tillingham valley.

Front door into an **entrance lobby** with inner door into the **main entrance hall** with oak flooring throughout the majority of the ground floor. Stairs rising to a galleried landing. **Living room** having an open fire and leading through to the dining room which has built in cupboards and display shelving. **Kitchen** is fitted with a good range of base and wall mounted units incorporating an electric oven and microwave, electric hob with extractor fan over, integrated dishwasher, space for American style fridge/freezer. Door out to the rear garden. Pantry cupboard and utility with sink and space and plumbing for a washing machine.

**Family room** with double doors out to the rear garden. **Cloakroom** comprising w.c and wash hand basin.

**First floor galleried landing** with doors off to all bedrooms and family bathroom. Storage cupboard. All the bedrooms enjoy far reaching views.

**Bedroom 1** with views to the front, eaves storage cupboard. **En suite bathroom** comprising panelled bath, separate shower cubicle, w.c, wash hand basin, tiled floor and splashbacks. **Bedroom 2** with large dormer window to rear with far reaching views, built in wardrobe. **En suite shower room** comprising shower cubicle, w.c, wash hand basin, built in cupboards.

**Bedroom 3** is double aspect and has a built in wardrobe. **Bedroom 4** has a window to the front. **Family shower room** comprising shower cubicle, w.c and wash hand basin.

**Outside:** To the front there is a driveway providing off road parking and access to the integral double garage with twin electric doors, personal door into the entrance hall and additional door to the side garden. A side gate leads around the rear garden where there is a useful store, paved terrace with lawned garden beyond which extends to approximately 84' deep with a timber shed, bordering shrubs beds bounded to the rear by a sandstone wall.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Oil Heating. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK



Price guide: £695,000 freehold

Howfield, Udimore Road, Udimore, East Sussex TN31 6AE



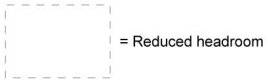
A substantial semi detached four bedroom house situated on the rural outskirts of Rye set up on high ground commanding stunning far reaching views over adjoining farmland to the rear and countryside views to the front with the sea in the distance.

- Entrance lobby • Entrance hall • Living room • Family room • Dining room • Kitchen • Cloakroom
- First floor landing • Bedroom 1 with en suite bathroom • Bedroom 2 with en suite shower room
- 2 further bedrooms • Family shower room • Oil heating • Integral double garage • Off road parking
- Rear garden extends to approximately 84' • EPC rating F





**Directions:** From the centre of Rye, take the B2089 road heading in a westerly direction towards Battle and continue for about 1.5 miles where the entrance to the property will then be seen on the right hand side, virtually opposite the left hand turning to Dumb Womans Lane.



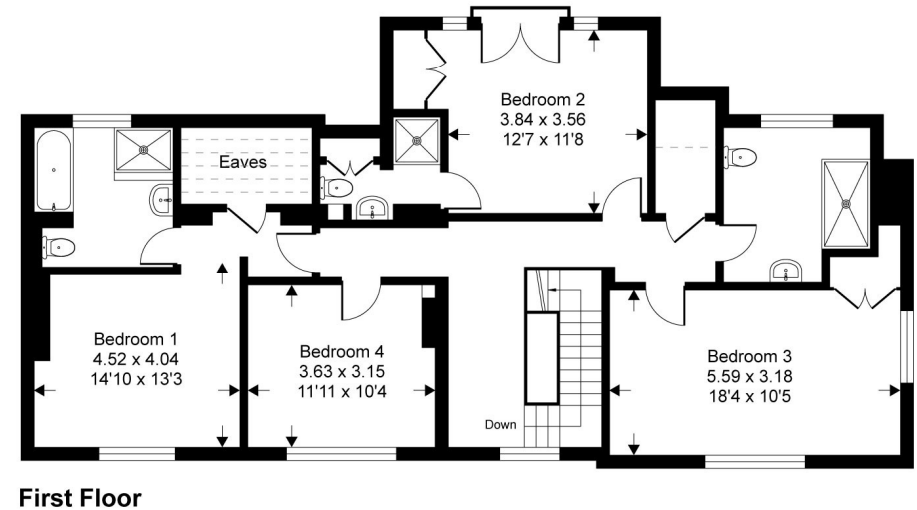
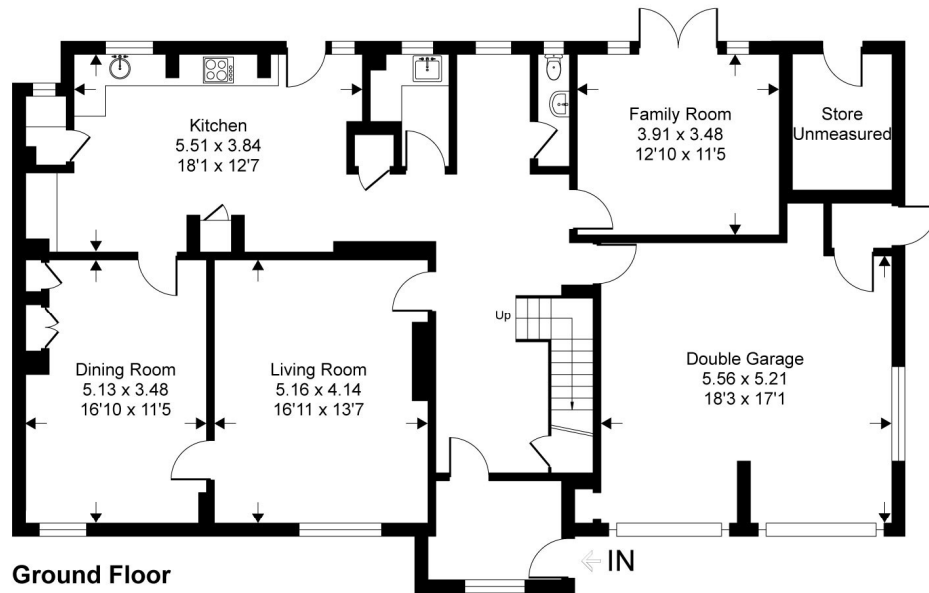
= Reduced headroom

# Howfield, Udimore Road

Approximate Gross Internal Area = 225 sq m / 2417 sq ft  
Approximate Garage Internal Area = 32 sq m / 348 sq ft  
Approximate Total Internal Area = 257 sq m / 2765 sq ft  
(excludes restricted head height)



Garden  
Extends To  
25.81  
84'8



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.



# PHILLIPS & STUBBS



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](http://www.phillipsandstubbs.co.uk)