

PHILLIPS & STUBBS



coastal +
COUNTRY



The property backs onto farmland in an Area of Outstanding Natural Beauty (AONB) the village of Udimore, which has two public houses and St Mary's church, the nave of which is Norman. From the house and the garden there are far reaching, widespread views across open countryside in the Tillingham Valley. The Ancient Town and Cinque Port of Rye (3 miles) is renowned for its historical associations, medieval fortifications and fine period architecture. The town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Brighton via Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (37 minutes).

Summerhill House forms one of a pair of modern properties in the vernacular style built in 2019 to create a generous, low maintenance home with contemporary partly open plan living space arranged over three levels, as shown on the floor plan.

A covered entrance porch opens into a spacious entrance hallway, off which is a double aspect sitting room. To the other side of the hall is a side hallway with access to a cloakroom and a utility room with plumbing and space for a washing machine.

Across the rear of the house is a superb open plan living room, dining area and family kitchen with electrically controlled skylights, and two sets of full height double glazed sliding doors opening out onto a terrace and overlooking the wild flower garden and farmland beyond. The kitchen is fitted with a range of custom made, high gloss cabinets comprising base cupboards beneath granite work surfaces with an undermounted sink and integrated Neff appliances including a double oven, a full height fridge and freezer, a dishwasher, a five burner induction hob, with an extractor hood above and a fitted wine cooler.

From the hall, a staircase with an oak and glass banister leads to a first floor landing with a feature toughened glass floor light over the entrance hall below. There are three double bedrooms, all with built-in wardrobe cupboards and all with access to en suite shower/bath rooms with high quality contemporary fittings. The family bathroom, which is also ensuite to one of the double bedrooms, can be accessed from the landing and is fitted with a large panel bath, walk in rain shower, fitted wash basin with vanity unit below and concealed cistern wc.

On the second floor, there is a further suite comprising a double bedroom with skylights, built in wardrobes and an adjacent wet shower room with rain shower, wash basin with vanity unit below, wc and electric under floor heating.

Outside: The property is approached from the road via a five bar gate opening onto a large brick paved driveway that provides parking for multiple vehicles. Garden store. Greenhouse. To the rear of the house is a large granite paved terrace opening onto a spectacular wild flower garden with poppies, delphiniums, lupins, campion, columbine, cranesbill, daisies, foxgloves, sunflowers, cornflowers etc and a grass meadow, all intersected by geometric gravel pathways leading to a seating area with widespread views across the Tillingham Valley.

Services: Mains water and electricity. Part underfloor oil central heating. Private treatment plant.

Local Authority: Rother District Council. Council Tax Band F

Predicted mobile phone coverage: EE, and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £825,000 Freehold

Summerhill House, Udimore Road, Udimore, Near Rye, East Sussex TN31 6AY



A well presented modern property set back from the road affording contemporary, largely open plan, light-filled living space with spectacular views over the beautiful wild flower garden to the undulating countryside beyond in the Tillingham Valley.

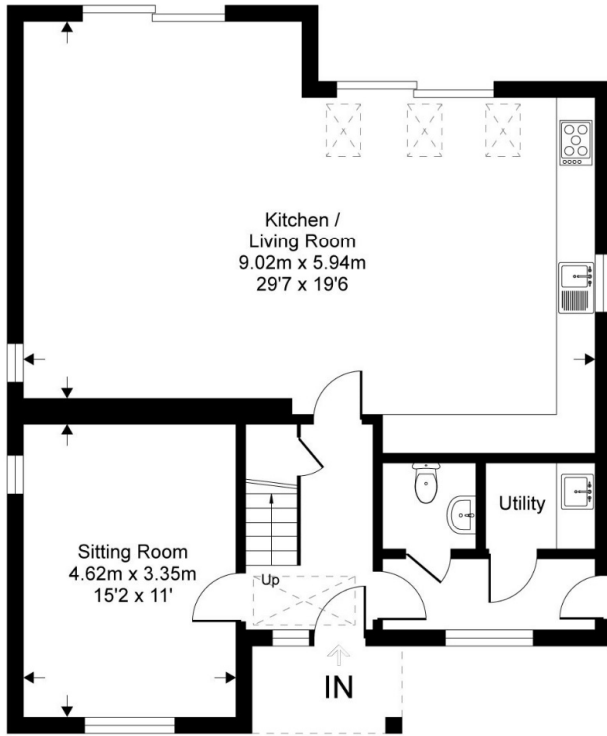
- Entrance porch • Spacious entrance hall • Sitting room • Open plan living room, dining area and family kitchen • Utility room
 - Cloakroom • Side hall • Landing • Four double bedrooms • Three bath/shower rooms
- High performance glazing • EPC rating B • Off road parking for multiple vehicles • 120' Rear garden



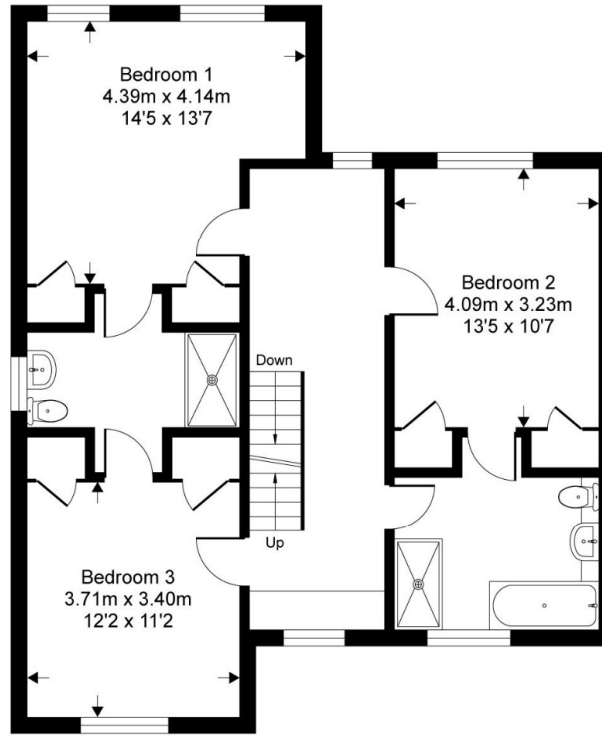
Directions: Leaving Rye on the B2089 heading towards Battle, continue for approximately three miles. In Udimore, the property will be seen set back from the road on the right-hand side approximately ¼ mile after the turning on the left for Float Lane.

Summerhill House

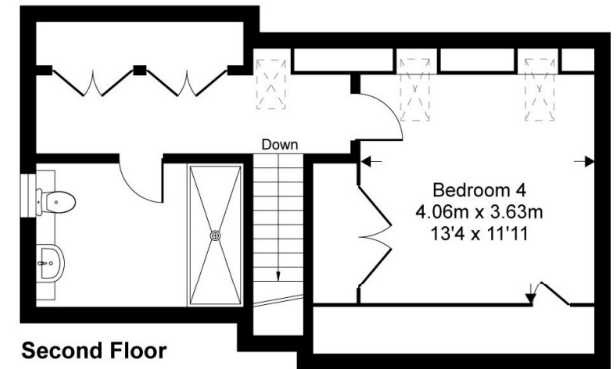
Approximate Gross Internal Area = 209 sq m / 2252 sq ft



Ground Floor



First Floor



Second Floor

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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