



**Moloney**  
COUNTRY PROPERTY



**REYSONS FARM** RURAL BROAD OAK



## **REYSONS FARM, UDIMORE ROAD, BROAD OAK, NR. RYE, EAST SUSSEX. TN31 6BX**

---

**AN HISTORIC, DETACHED GRADE II\* LISTED HOUSE, WITH MEDIEVAL ORIGINS AND LATER ADDITIONS WITH PERIOD FEATURES THROUGHOUT INCLUDING, EXTERNAL BUTTRESSES, INGLENOOK FIREPLACES, EXTENSIVE EXPOSED TIMBERS, WOODEN AND BRICK FLOORS. THE SUBSTANTIAL ACCOMMODATION INCLUDES 4 CHARACTER RECEPTION ROOMS, KITCHEN WITH ANCILLARY KITCHEN, UTILITY AND SHOWER ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR ARE 5 GOOD SIZE BEDROOMS, ONE WITH EN-SUITE AND FAMILY SHOWER ROOM. STAIRS LEAD TO A FURTHER SECOND FLOOR LARGE ATTIC ROOM AND EN-SUITE DOUBLE BEDROOM. OUTSIDE, A DOUBLE DRIVEWAY PROVIDES OFF ROAD PARKING AND ACCESS TO THE DETACHED 2 BED THATCHED BARN FOR HOLIDAY LETTING, ALONG WITH FURTHER USEFUL OUTBUILDINGS INCLUDING DOUBLE AND SINGLE GARAGE, WORKSHOP AND STORES. THE ATTRACTIVE, MATURE GARDENS ARE LAID PREDOMINANTLY TO LAWN WITH WELL-ESTABLISHED TREES AND PLANTED BEDS. THERE IS A PAVED TERRACE TO THE REAR FROM WHICH STONE STEPS LEAD TO A SUMMERHOUSE ENJOYING VIEWS OVER THE ADJOINING Paddock AND LARGE POND TO THE REAR, BELIEVED TO MEASURE APPROX. 3.25 ACRES (TBV)**

---

**HISTORY:** Reysons Farm sits on the outskirts of Broad Oak Brede is a small village on the A28 midway between Hastings and Tenterden , whose history is very closely tied in with Brede. Brede was historically famous for its iron works, where cannon and shot were manufactured until the late 1770's, when gunpowder was developed, providing munitions for the fleets in Smallhythe and Rye. Three major explosions racked the mills, and finally on 7th March 1808 Brede Gunpowder Mills was completely destroyed by a large explosion, ending its production.

---

**LOCATION:** Broad Oak Brede in East Sussex lies 8 miles north east of Battle and 6 miles north west of Rye on the B2089. The village has an excellent local shop and post office, a pub, The Broad Oak Inn, a primary school and village hall. The historic town of Rye provides a wider range of local services including well known high street names as well as boutiques and restaurants. Hastings is 7 miles to the south and Tunbridge Wells 22 miles north west.

The area is renowned for the quality, choice and commitment to excellence of its educational system in both the public and private sector. Noteworthy schools in the area include: Vinehall, Claremont, St Ronan's, Marlborough House, Buckswood and Benenden in the private sector. Broad Oak and Northiam have village primary schools, whilst Battle & Rye offer further schools in both the primary and secondary age groups.

Battle and Robertsbridge both have mainline stations providing services to London Charing Cross, London Bridge and Cannon Street via Tunbridge Wells, Tonbridge & Sevenoaks. Ashford International Station via Rye provided a fast service to St Pancras and Eurostar services to Europe. The motorway network can be accessed to the north the M25 at Junction 5 north of Sevenoaks (A21).



ACCOMMODATION LIST: ENTRANCE HALL, DRAWING ROOM, STUDY, DINING ROOM, SNUG, KITCHEN WITH WALK-IN LARDER, SHOWER ROOM, UTILITY ROOM. STAIRS TO FIRST FLOOR, BEDROOM WITH EN-SUITE SHOWER ROOM, 4 FURTHER BEDROOMS, BATH/SHOWER ROOM. 2ND FLOOR ATTIC ROOM, BEDROOM & EN-SUITE BATHROOM. THATCHED BARN HOLIDAY COTTAGE COMPRISING SITTING/DINING/KITCHEN, HALL, 2 BEDROOMS, BATHROOM. OUTBUILDINGS INCLUDING DOUBLE & SINGLE GARAGES, WORKSHOP, GREENHOUSE, SUMMERHOUSE & VARIOUS STORES, OFF ROAD PARKING, GARDENS AND GROUNDS INCLUDING LARGE POND 3.25 ACRES APPROX. (TBV). GFCH .

Old wooden front door to:

**ENTRANCE HALL:** Latched doors to both rooms. Exposed timbers.

**DRAWING ROOM:** Leaded light window to the front. Large inglenook fireplace with bressummer beam over, tiled hearth. Wall light points. Extensive heavy exposed timbers. Door to small inner hall. Door to:

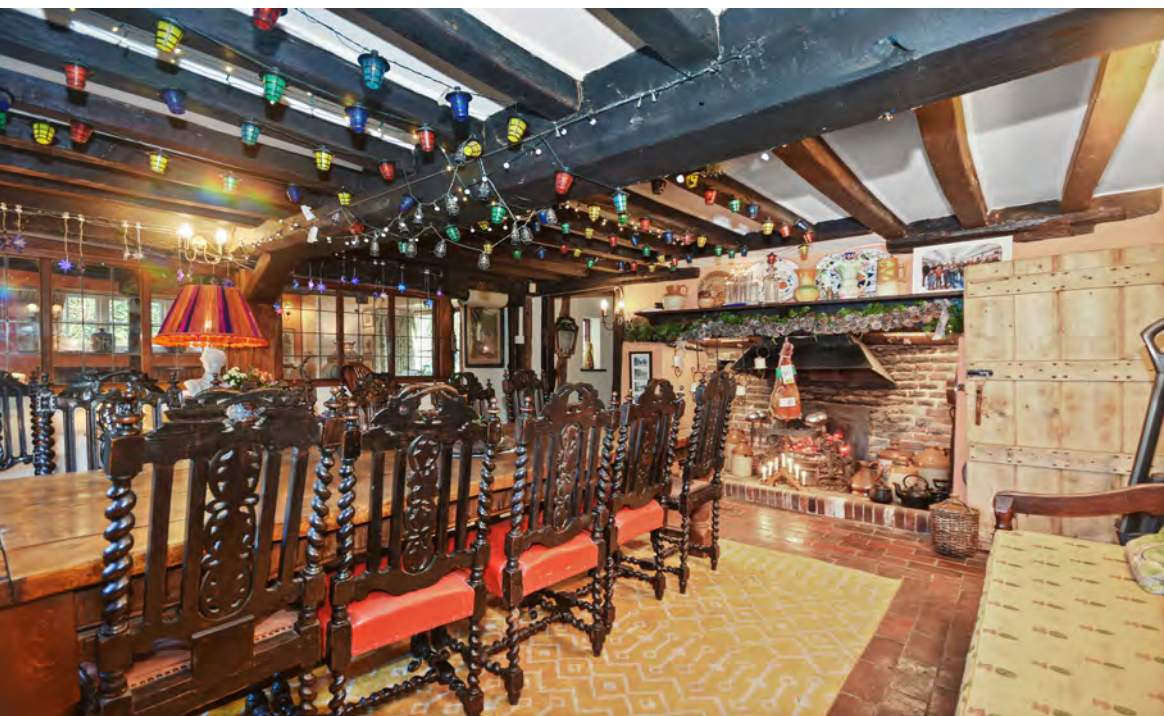
**STUDY:** Double aspect room with leaded light window to the front, window to side. Extensive exposed timbers.

**DINING ROOM:** Window to side, door leading out to the side. Extensive exposed timbers, old brick floor. Inglenook fireplace with bressummer beam over on brick hearth. Stairs to the first floor, door to kitchen. Door to:

**SNUG:** Wooden window to side and high level window to the front. Exposed brick fireplace, inset with basket for open fire on brick hearth. Extensive exposed beams, wooden floor. Recessed bookshelves.

Door to:

**KITCHEN:** Stable door leading out to the rear, window enjoying views over the rear garden and countryside beyond. Fitted with range of burgundy base units with square edge laminate worktop over, inset with 1 1/2 bowl, single drainer ceramic sink unit. Integrated Smeg dishwasher, integrated Baumatic microwave oven. 4 oven gas fired Aga set into recess with beam over, tiled splashbacks. Extensive exposed timbers. Tiled floor. TV point. Shelved larder cupboard. Step up with door to ancillary kitchen fitted with extensive range of units with granite worktop over. Integrated larder fridge. Quarry tile floor. Wall light points.







**SHOWER ROOM:** Glazed panel to the rear. Fitted with contemporary white suite comprising back to wall WC set into storage unit with laminate surround, semi integrated sink set in to storage cupboards with tiled splashback and fully tiled shower cubicle with glass sliding door. Tiled walls & coordinating tiled floor. Ladder style heated towel rail. Insets ceiling lights. Exposed timbers. Door to:

**UTILITY ROOM:** Stable door leading out to the side, window to the rear. Part sloping ceiling with exposed timbers. Plumbing for washing machine, space for tumble dryer. Cupboard housing gas fired boiler. Matching tiled floor.

**SMALL INNER HALL:** Door back to the drawing room. Exposed timbers. Stairs with rope handrail to the:

**FIRST FLOOR LANDING:** Wooden leaded light window enjoying far reaching views to the rear. Door to eaves storage cupboard. Extensive exposed timbers. Wall light points.

**BEDROOM:** Window to the side. Exposed timbers.

**BEDROOM:** Leaded light window to the front. Exposed timbers. Wall light point.

**BEDROOM:** Leaded light window to the front. Extensive exposed timbers. Brick fireplace (not in use) Walk in wardrobe cupboard with extensive shelving and hanging rails. TV point. Door to:

**EN-SUITE BATHROOM:** Fitted with white suite, comprising WC, small hand basin set onto storage unit & bath set into tiled surround. Part sloping ceiling, extensive exposed timbers. Tiled floor. Heated towel rail.

**LANDING:** Leaded light window to the side. Stairs down to the dining room. Fireplace with bressummer beam, extensive exposed timbers. Wall light points. Linen cupboard with slatted shelves. Door to walk in eaves storage cupboard housing hot water tank & storage space.

**BEDROOM:** Triple aspect room with wooden leaded light windows to front and both sides. Extensive exposed timbers. Wall light points. Storage cupboard with hanging rail.

**SHOWER ROOM:** Leaded light window to the side. Fitted with white suite, comprising WC, semi integrated hand basin set into white high gloss storage unit with laminate surround & shower with screen to side. Mosaic tiled walls, tiled floor.

**BEDROOM:** Window to the side. Exposed timbers.







Staircase to the second floor with under stairs storage cupboard Exposed brick chimney breast, extensive exposed timbers.

**ATTIC ROOM:** Window to the side enjoying far reaching rural views. Sloping ceiling with extensive exposed timbers & cross beams. Wooden floor. Steps down to:

**BEDROOM:** Leaded light window to the side. Extensive exposed timbers with cross beams. Wooden floor. Opening with step up to:

**BATHROOM:** Leaded light window to the side. extensive exposed timbers. Inset ceiling lights. Fitted with white suite comprising WC wall mounted hand basin & freestanding claw foot bath. Wooden floor. Part tiled walls.

---

**DETACHED THATCHED BARN:** comprising sitting/dining/kitchen, 2 bedrooms, bath/shower room.

Pedestrian gate with paved patio leading to:

Wooden stable front door to:

**KITCHEN/SITTING/DINING ROOM:** Double aspect with high level window to side, low level window and glazed panel overlooking the garden to the rear. Fitted with range of base and wall units with laminate worktop over inset with stainless steel sink unit. Lamona gas hob with Beko oven below. Larder fridge. Tiled splashbacks, slate tiled floor. TV point. Wall light points. Door to:

**HALLWAY:** Matching doors to all rooms. Cupboard. Slate tiled floor.

**BATH/SHOWER ROOM:** Obscure glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set onto white high gloss storage unit & shower bath with curved shower screen to side. Chrome ladder style towel rail. Slate tiled floor.

**BEDROOM:** Floor to ceiling glazed panels with window overlooking the rear. Cross beam. TV point. Slate tiled floor. Wall light points.

**BEDROOM:** Windows to side and rear. Inset ceiling lights. Slate tiled floor.



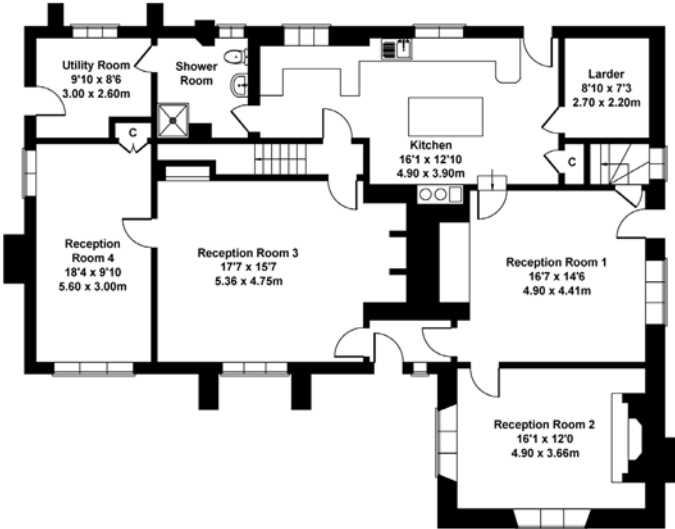




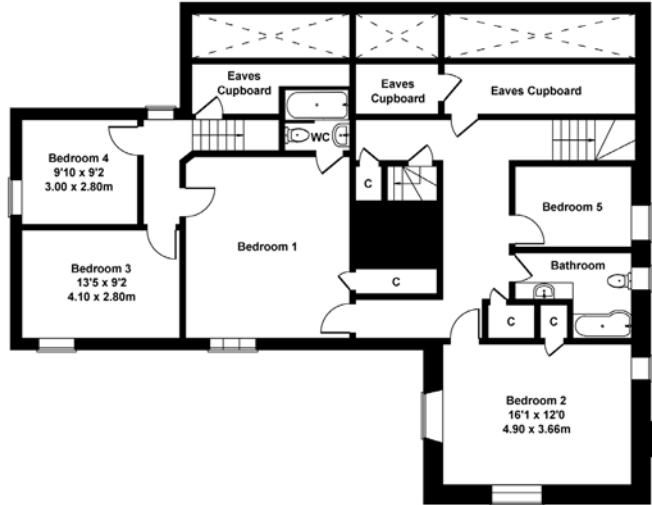


# Reysons Farm

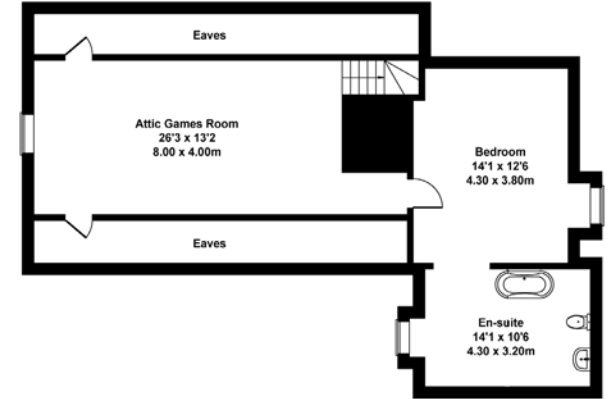
Approximate Gross Internal Area  
4241 sq ft - 394 sq m



GROUND FLOOR

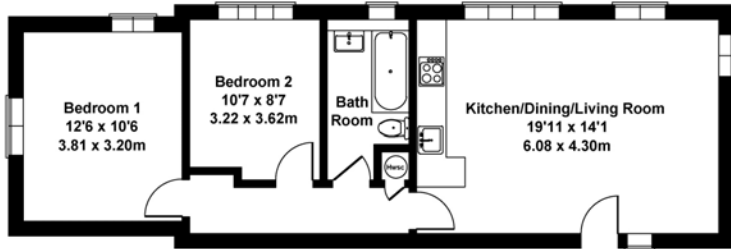


FIRST FLOOR



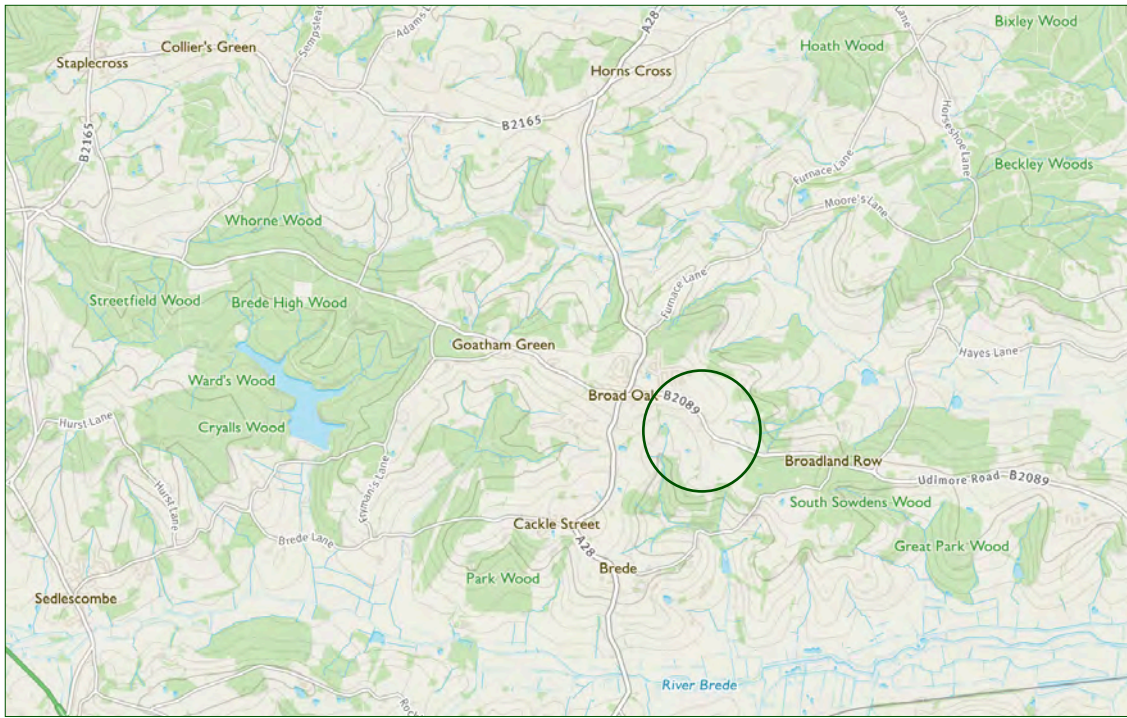
SECOND FLOOR

Not to Scale.  
For Illustrative Purposes Only.



HOLIDAY LET COTTAGE





**OUTSIDE:** The property is approached from the road via electronic gates with further gated access to the detached barn. The property sits in approx. 3.25 acres (TBV) of gardens and grounds, including a post and rail fenced paddock with large pond. To the rear of the house is a paved terrace with matching steps leading to a summerhouse with further terrace to the front. To the side of the driveway, which provides parking are a range of outbuildings, including detached and single garages, a large workshop, wood store and further stores.

**FLOOR AREA:** 394 m<sup>2</sup> ( 4,241 ft<sup>2</sup>) Approx.

**SERVICES:** Mains water, gas and electricity are connected. Private drainage. Gas fired central heating.

**EPC Rating:** 'N/A'

**COUNCIL TAX BAND:** 'G'

**LOCAL AUTHORITY:** Rother District Council

**TENURE:** Freehold

**DIRECTIONS:** Travelling south on the A28 continue through Northiam on to Broad Oak. At the crossroads at the top of the hill, turn left to Rye, B2089, Udimore Rd. Reysons Farm will be found on the right after approx. 0.5 miles.

**What3Words (Location):** [///burst.clustering.meal](https://www.what3words.com/#!/burst.clustering.meal)

**VIEWING:** All viewings by appointment through our offices. A member of the team will conduct all viewings, whether or not the vendors are in residence.

**IMPORTANT NOTICE:** Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied 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.

