

PHILLIPS & STUBBS



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The property adjoins the cricket ground in the village of Udimore, which has two public houses and St Mary's church, the nave of which is Norman. From the village there are extensive walks across open countryside in the Brede and Tillingham valleys. Four miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture. 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 Brighton and to Ashford from where there are high speed connections to London St Pancras (37 minutes) and to the Continent via Eurostar. Other local towns include Tenterden (13 miles) with its tree lined High Street, Battle (11 miles) with its historic Abbey and Hastings (10 miles) with its seaside promenade and Priory Meadow shopping centre.

A detached Victorian family house presenting external elevations of natural brick and whitened render under pitched slated roofs. The well proportioned living accommodation, which has good ceiling heights, is arranged over two levels, as shown on the floor plan. On the first floor, the landing has a linen cupboard and a hatch to the roof space.

A panelled front door with a fanlight above opens into an entrance hall with an elegant staircase with pine balustrade leading to the first floor with a storage cupboard beneath. The sitting room has a brick fireplace to one end with a moulded pine outer surround and a wood burner set upon a tiled hearth. Glazed double doors with matching panels to one side open into a double glazed Victorian style conservatory which has terracotta floor tiles and double doors to the garden. The dining room, which overlooks the garden, has a cast iron fireplace with an Art Nouveau style tiled inner surround and wooden outer surround, moulded dado rail and cornice.

The open plan kitchen and breakfast room is fitted with custom made 'Shaker' style units under solid oak work surfaces which incorporate a Belfast sink, beneath which are floor cupboards, drawers, an integrated dishwasher and an integrated refrigerator. Above are

matching wall cupboards, two sets of display shelves and a Rangemaster cooker with a six burner ceramic hob, two ovens, a grill and a drawer with a wide extractor hood above. Quarry tiled floor. To the breakfast area is a fireplace with a fitted wood burning stove. Adjacent is the rear hall with an old pine panelled door to the outside and a quarry tiled floor. The cloakroom has a low level WC, corner wash hand basin and tiled floor. The utility room has a partially glazed door to the south facing terrace and garden, an old pine base unit with inset ceramic sink, space and plumbing for domestic appliances, a quarry tiled floor and a brick fireplace housing an oil boiler.

On the first floor, the landing has a linen cupboard and a hatch to the roof space. The master bedroom overlooks the garden and has a cast iron fireplace. The tiled en suite shower room has a close coupled WC, pedestal wash basin and shower with fixed head over. There are three further bedrooms, all with built in storage cupboards. The family bathroom has period style fittings comprising a freestanding roll top bath with ball and claw feet, WC with a high level cistern and a pedestal wash hand basin.

Outside: The property is approached via double five bar gates which lead onto a gravelled driveway providing off road parking for several cars. To one side of the driveway is a paved terrace with access to a garden store. The drive is partially bounded by brick walls and fencing with a gate leading onto a brick paved terrace measuring about 18' x 15' (5.5m x 4.6m) with log store. Octagonal Summer House with glazed doors and electricity supply. The main garden has a gravelled area adjoining the house with well stocked mixed flower borders and beyond is a formal lawn with a central flower bed edged with box hedging. There are mature well stocked borders to all sides and at the far end is a honeysuckle clad archway which lead to a further lawned area of garden with a small ornamental pond. At the far end of the garden is a garage/store measuring about 13' x 10'6 (4.0m x 3.2m). The principal area of garden extends to about 140' in depth.

Guide Price: £499,950 Freehold
Yew Tree House, Udimore, Rye, East Sussex TN31 6BD.



An appealing, detached Victorian family house, occupying a centre of village location adjoining the cricket ground, with well-proportioned accommodation retaining many features of the period, large gardens and off road parking for several cars.

Entrance hall • Sitting room and adjoining conservatory • Dining room • Open plan kitchen & breakfast room • Utility room
• Cloakroom • Master bedroom with en suite shower room • Three further bedrooms • Family bathroom • Oil central heating • Double glazing • EPC rating F • Off road parking for several cars • Well stocked garden • Detached garage/store



Yew Tree House, Udimore, Rye, TN31

APPROX. GROSS INTERNAL FLOOR AREA 1858 SQ FT 172.6 SQ METRES (EXCLUDES STORES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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