



Windyridge House  
Udimore Road | Broad Oak | Rye | East Sussex | TN31 6DG

FINE & COUNTRY







# Step inside

## Windyridge House

This beautifully refurbished and modernised detached family home is located on the edge of the charming village of Broad Oak with stunning views across the Brede Valley. Originally built in the 1930s it still enjoys delightful period features from a bygone era but with all the contemporary attributes required by today's discerning owners. It is approached through solid wood gates that open onto a driveway where you can park three cars or through a charming pedestrian gate with a pathway flanked by impressive shrub and flower beds that leads to the covered porch and front door.

With its chimney stacks, red Canadian cedar cladding and bay windows it has an appealing exterior with the mixture of old and new and this is reflected once you cross the threshold. High end herringbone oak effect laminate flooring flows through almost the entire ground floor and is particularly effective in the superb light and bright, dual aspect open plan kitchen/dining room with its trendy wide Crittal Style French doors to the garden, a vast three meter black aluminium window over the sink and an attractive bay window. The kitchen includes modern shaker style wall and base units with Calacatta gold silestone worktops housing a Neff double oven, an American style fridge freezer and an integrated dishwasher as well as a wine cooler, induction hob and extractor built into the island/breakfast bar, while the dining area has a large bay window providing even more natural light and offers plenty of space for a good sized table and chairs. There is an adjacent fitted utility room with space and plumbing for a washing machine and tumble dryer as well as a downstairs cloakroom.

The well-proportioned lounge is delightful with its decorated chimney breast, brick surround fireplace and log burning stove as a charming focal point as well as painted ceiling beams, dado and picture rails and a bay window with plantation shutters that are also found on all the other front bay windows. This has a door to a ground floor double bedroom that could always be used as an office or snug and has French doors to the rear garden.

Off the galleried landing on the first floor there is a modern family bathroom and three double bedrooms with front facing views as far as Hastings Ridge including one that could make an excellent study and the principal that includes fitted wardrobes, a dressing room and a trendy en suite shower room.

The fully enclosed rear garden includes a large gravel terrace for al fresco entertaining bordered by an impressive variety of sub-tropical plantings that provide a charming Mediterranean feel. The terrace leads to a beautifully converted building that used to be the butcher's smoke house but is now a delightful studio apartment known as 'The Oasis Studio' with a vaulted ceiling, double bed and small seating area, kitchenette and en suite shower. This is ideal as an Airbnb for anyone looking to earn extra income but it could also make an excellent guest suite, a 'hideaway' for a teenager wanting their own space or even a beauty salon or office for anyone working from home but wants a quiet space away from the house. It also includes an outdoor play area for the kids with astroturf for easy maintenance.





# Seller Insight

“ We moved here a few years ago as we loved the views and location and we felt it had a warm and welcoming atmosphere that particularly appealed to our son, although it needed quite a lot of 'TLC' to bring it up to date. We spent about 18 months upgrading the property creating the open plan kitchen/dining room, installing new windows and adding the exterior cladding as well as putting in new bathrooms and converting the smoke house into the studio apartment. However we are now starting a new chapter in our lives and hope that new owners will enjoy and appreciate everything we have done to upgrade this delightful family home.

Broad Oak is a friendly village on the crossroads leading to Rye, Tenterden and Hastings. It includes a good primary school which is only a couple of minutes' stroll from the house along with the Buttercups nursery. It is within walking distance of the doctor's surgery, the village shop and the bakery that sells a variety of fare including sausages and hot sausage rolls. There is also a village hall with a variety of activities including table tennis, short mat bowls, ballet, fitness classes and Tai Kwando. Every friday from 10am-12pm there is a farmers market at the village hall. The local pub/restaurant, also called Broad Oak, which is the central hub of the village and where regular local events take place.

There are local buses to Tenterden, Northiam and Rye with Rye being the nearest town, only about six miles away. This picturesque and historic medieval Cinque Port town with its half-timbered houses and cobbled lanes, known as 'the prettiest town in England,' was once one of England's most important ports as it was originally surrounded by sea before the area was drained and became Romney Marsh. This fortified town is where the River Rother and River Brede meet and creates a harbour for fishing boats while Ypres Tower with its museum still looks out towards the sea. This vibrant market town is now home to a myriad of restaurants, pubs, independent shops and historic buildings as well as a Grade II Listed station with trains to London in an hour and 10 minutes while Rye College is rated a good secondary school by Ofsted. There are a number of private schools in the area including Vinehall, St Ronans and Malborough House prep schools as well as Claremont which caters for children up to age 18. For sporting enthusiasts there are a variety of clubs including cricket, tennis, squash, football, rugby and bowls as well as a sports centre and the exclusive Rye Golf Club while nearby Camber Sands offers large sandy beaches and kite flying, impressive indoor swimming pools and an activity centre. \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**Travel**

By Road:	
Rye station	6.3 miles
Hastings	8.5 miles
Tenterden	11.3 miles
Dover Docks	46.5 miles
Channel Tunnel	35.7 miles
Gatwick Airport	58.7 miles
Charing Cross	67.1 miles

By Train from Rye	
St Pancras	1hr 10 mins
London Victoria	1hr 36 mins
Hastings	23 mins
Ashford International	22 mins
Charing Cross	1hr 42 mins
Ashford International to St Pancras	37 mins

**Healthcare**

Broad Oak Surgery	01424 882394
Rye, Winchelsea and District Memorial Hospital	01797 223810

**Leisure Clubs & Facilities**

Rye Golf Club	01797 225241
Beauport Golf and Country Club	01424 854245
Rye Cricket Club	07535 482006
Rye Tennis and Squash Club	01797 223151
Rye Bowls Club	01797 280457
Rye Football and Rugby Club	07444 115212
Rye Sports Centre	01797 224747

**Education**

Primary Schools	01424 882393
Brede Primary School	01580 880288
Salehurst Primary Robertsbridge	01797 222825
Rye Community Primary School	01580 752271
St Ronans Preparatory	01580 753555
Malborough House Preparatory	01424 751555
Claremont Junior	01580 883090
Vinehall	

**Secondary School**

Rye College	01797 222545
Claremont Senior	01580 830396

**Entertainment**

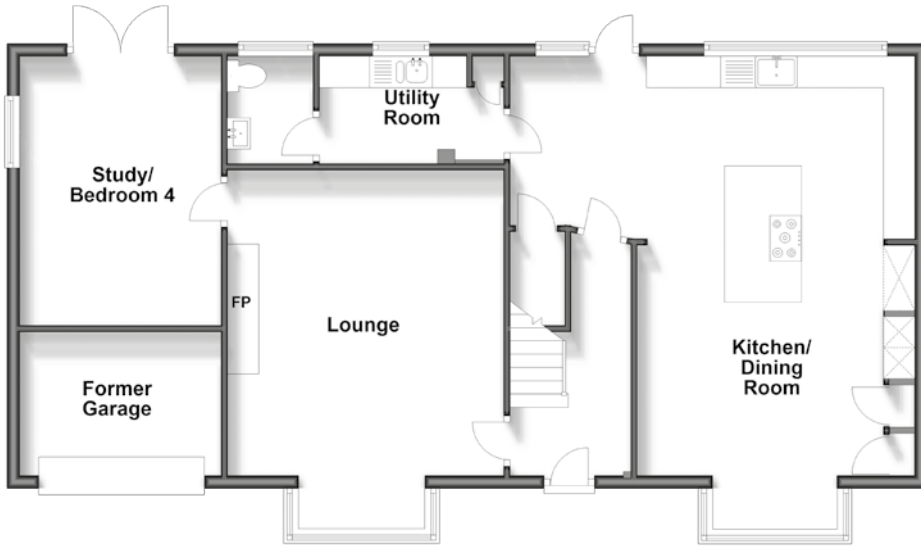
The Broad Oak
Kino Rye Cinema
The Mermaid Inn
The Fig

**Local Attractions / Landmarks**

Rye Castle
Ypres Tower and Museum
St Mary's Church Tower
Rye Nature Reserve
Tillingham Winery

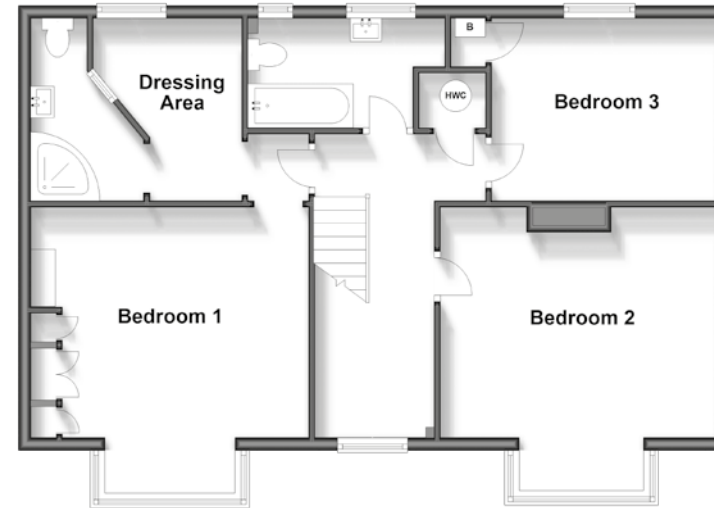
### Ground Floor

Approx. 97.0 sq. metres (1043.7 sq. feet)



### First Floor

Approx. 74.9 sq. metres (806.3 sq. feet)



### Outbuilding

Approx. 12.4 sq. metres (133.6 sq. feet)



#### GROUND FLOOR

Kitchen / Dining Room	24'8 x 13'4 extending to 21'
Utility Room	8'9 x 5'6
Downstairs cloakroom	
Living Room	18'8 x 14'2 narrowing to 16' x 13'
Study / Bedroom 4	14' x 10'7

#### FIRST FLOOR

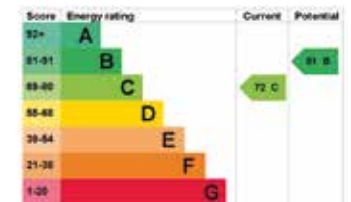
Bedroom 1	15' X 14'2 narrowing to 12' x 13'
Dressing room	9'7 x 7'8 narrowing to 4'9
En-suit Shower Room	9'5 x 5'8 narrowing to 2'8
Bedroom 2	14'3 x 13'5 narrowing to 12'1
Bedroom 3	11'9 x 9'8
Bathroom	10'3 x 8'6 narrowing 5ft 6

#### OUTSIDE

Studio	12'5 x 10'6
Driveway	
Front Garden	
Rear Garden	

£ 875,000

Council Tax: E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 12.04.2024







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