

PHILLIPS & STUBBS



coastal +
COUNTRY



The property backs onto farmland in an Area of Outstanding Natural Beauty (AONB) in 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).

White 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 a door to outside and 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 garden and farmland beyond. The kitchen is fitted with a range of custom made, high gloss cabinets comprising handleless 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, an oak full glass staircase 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 two large 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 and is screened from the road by a mature laurel hedge. To the rear of the house is a large granite paved terrace opening onto a post and rail fence enclosed garden set down to lawn with sleeper raised beds, a gravel bed with ornamental grasses, buddleia, verbena, clematis, asters, Japanese anemones, cherry and birch trees. From the garden there are widespread rural 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 E

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

White 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 rear 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

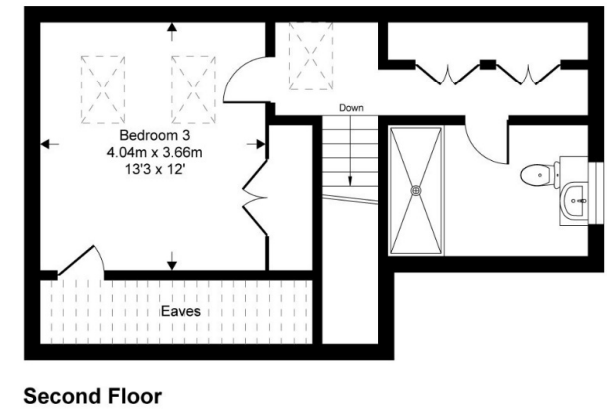
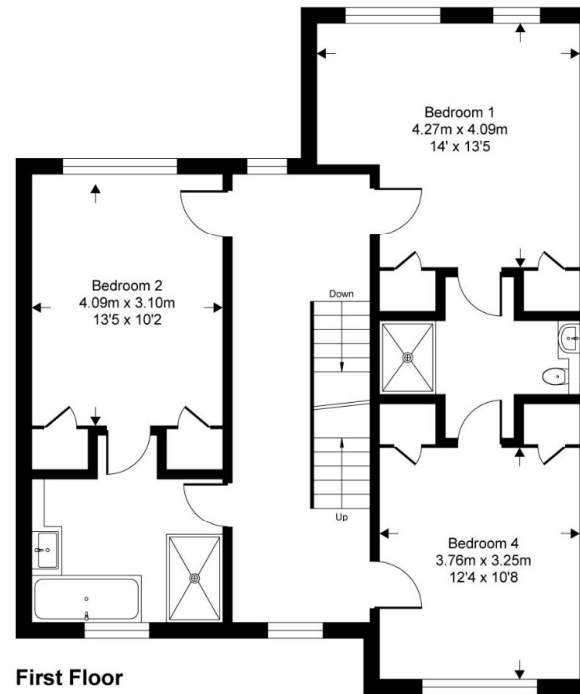
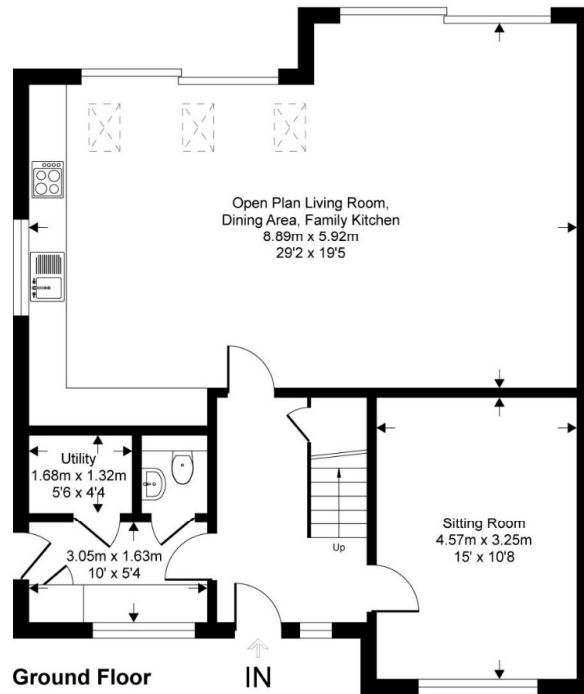


Directions: Leaving Rye on the B2089 heading towards Battle, continue for approximately three miles. In Udimore, the property will be seen set back from the road on the right-hand side approximately $\frac{1}{4}$ mile after the turning on the left for Float Lane.



Udimore Road, TN31

Approximate Gross Internal Area = 199.3 sq m / 2146 sq ft



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

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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