

# Sowdens Oast, Udimore, East Sussex

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# Sowdens Oast, Udimore

## Road, Udimore, Rye

A wonderful Grade II listed converted oast house with a detached two bedroom annexe, garaging, gardens and tennis court situated on the edge of Udimore village enjoying stunning, far-reaching views over surrounding countryside.

Udimore 0.8 of a mile. Rye 4.7 miles (London St Pancras from 64 minutes). Northiam 5.2 miles. Robertsbridge 9 miles (London Bridge from 73 minutes). Battle 9.3 miles (London Bridge from 76 minutes). Tenterden 13 miles. Etchingam 13 miles (London Bridge from 71 minutes). A21 (Flimwell) 14 miles. Ashford 24 miles (London St Pancras from 36 minutes). M20(J10A) 24 miles. Tunbridge Wells 25 miles.  
(All times and distances approximate)



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**Tenure:** Freehold

**Local authority:** Rother District Council, Tel. 01424 787878

**Council tax band:** House G; Annexe A

**Services:** Mains water and electricity. Oil-fired central heating.  
Private drainage (new sewage plant installed 2023)







## The Property

Sowdens Oast is a wonderful Grade II listed detached twin roundel oast house with a substantial self-contained two bedroom annexe. The attractive main house is constructed of mellow brick with part tile hung upper elevations and offers well-proportioned and flexible family accommodation. The front door opens into a fabulous reception hall, located in one of the oast roundels, with a sweeping staircase to the first floor. Double doors lead through to the triple aspect living room which has a fireplace with brick surround and bi-fold doors opening to the generous rear terrace and gardens. Off the living room, steps lead down to a charming roundel sitting room with two windows to the side. From the opposite side of the living room, a door opens to the kitchen/breakfast room with utility room and a ground floor shower room off. The kitchen has a range of fitted wall and base units with integrated appliances, space for a dining table and a window to the side. There is also a secondary hallway with door to the side, and second staircase to the first floor, as well as a double aspect formal dining room with wooden flooring and a fireplace with decorative surround. On the first floor, the galleried landing gives access to the five bedrooms and family bathroom. The principal bedroom is located in the roundel and has an en suite bathroom and dressing area. The second bedroom also benefits from an en suite bathroom.

## Gardens and Grounds

The house is approached over an initially shared driveway leading to the private driveway and parking area in front of the garaging. Adjacent to the main house there is a substantial detached annexe/garage building which provides an open plan kitchen/living room as well as two bedrooms, both with en suite bathrooms. Attached to the annexe there are two single garages and a garden store with double doors to the front. There is a further detached brick outbuilding, former School House, currently used as storage but offering potential for conversion (subject to necessary consents). The delightful gardens and grounds surrounding the house enjoy stunning views over the surrounding countryside. They are mainly laid to lawn and include a wide flagstone terrace, rose clad arbour, fruit trees, mixed flower beds, spring bulbs, herbaceous and shrub borders. There is also a recently refurbished all-weather tennis court and an undulating croquet lawn. In all about 0.86 of an acre.





Characterful family house with a two bedroom annexe and stunning rural views over the surrounding countryside.







## Situation

Sowdens Oast is situated in an elevated position on the Udimore Ridge, within the High Weald Area of Outstanding Natural Beauty, and enjoys stunning rural views over the Brede Valley. Udimore village centre is less than a mile away and offers a good range of local amenities serving every day needs including two pubs, village hall and church. The popular Ancient Town and Cinque Port of Rye is just under five miles away and is renowned for its historical associations and medieval fortifications (including the Landgate and Ypres Tower), as well as its charm and community, Jazz and Art Festivals. Robertsbridge and Tenterden offer further amenities with a comprehensive range of shopping, commercial and leisure facilities available at the larger centres of Battle, Tunbridge Wells and Ashford. Rail services are available at Robertsbridge, Etchingham and Ashford stations.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

Leisure activities in the area include golf at Rye, Chart Hills (Biddenden), Dale Hill (Ticehurst), Sedlescombe and Tunbridge Wells; tennis club at Rye; riding and walking in the surrounding countryside including extensive walking tracks in Brede and Tillingham valleys; sailing and water sports at Powdermill and Darwell Reservoirs and on the south coast. There are also numerous places of interest nearby including Rye Harbour Nature Reserve, Great Dixter House and Gardens, Bodiam Castle and beaches at Winchelsea and Camber Sands.

## Directions (TN31 6BG)

From Tunbridge Wells, proceed south on the A21 for 18 miles (signposted Hastings). At Vinehall Street, turn left onto the B2089 (Rye/ signposted Cripps Corner) and continue for 6.4 miles. The entrance to the property will be found on the left-hand side (signposted Sowdens and Sowdens Oast). Sowdens Oast will be found on the left.





**Approximate Gross Internal Floor Area**

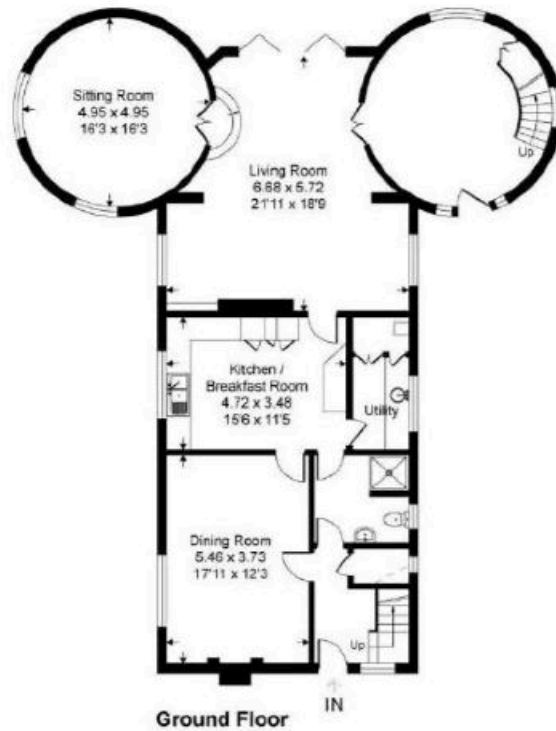
**House: 265 sq m / 2855 sq ft**

**Annexe: 65 sq m / 696 sq ft**

**Garage: 27 sq m / 291 sq ft**

**Outbuildings: 58 sq m / 619 sq ft**

**TOTAL: 415 sq m / 4461 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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