

**RUSH
WITT &
WILSON**

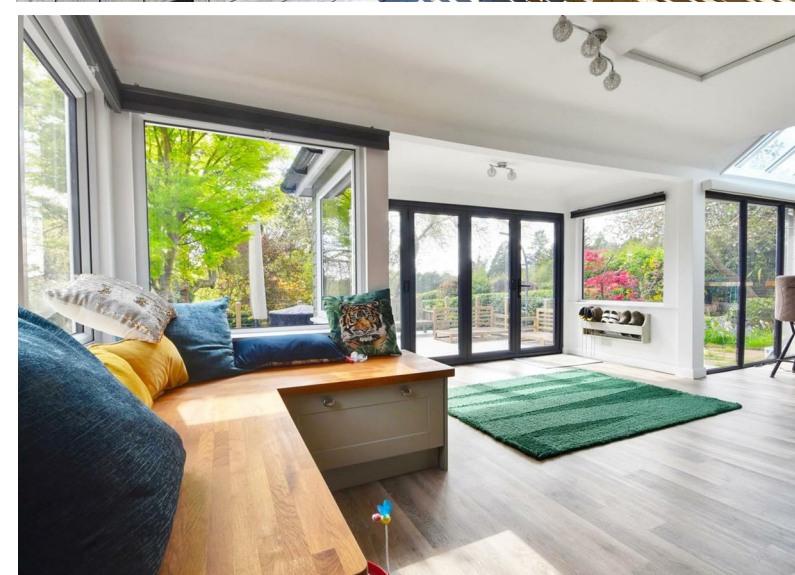
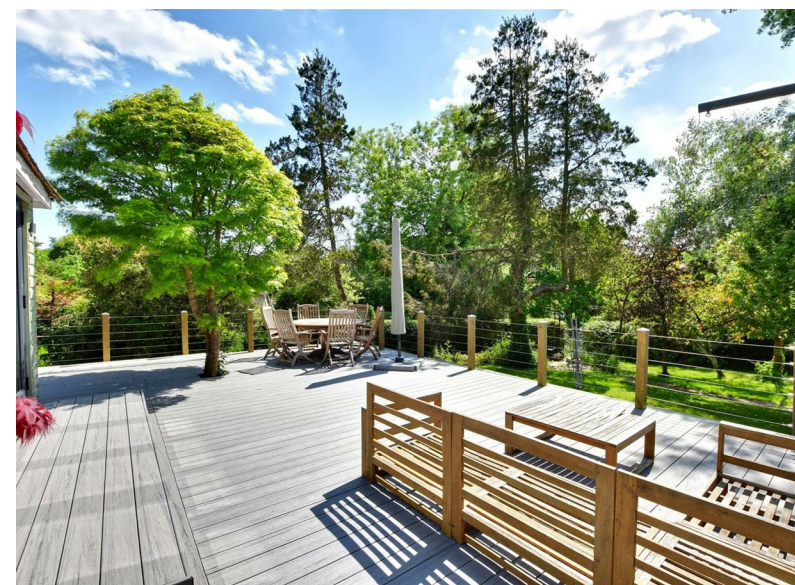


**Reyson Cottage Udimore Road, Broad Oak, East Sussex TN31 6BX
Guide Price £600,000**

Rush Witt & Wilson are pleased to offer a DETACHED FAMILY HOME in a semi-rural location. The spacious, versatile and well presented accommodation is arranged over two floors and comprises open plan living / dining room, garden room, kitchen with utility area off, family room, four bedrooms (one currently used as a gym), bathroom and a ground floor cloakroom. Garage and driveway parking.

Good size mature garden with SUMMER HOUSE.

For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

Occupying a semi-rural location on the edge of the Sussex village of Broad Oak.

Local amenities include a general store, bakery, active Community Hall which also hosts a Weekly Farmers Market, Public Houses / Restaurants, a brewery and a Doctor's Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest and easily accessible public footpaths.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

Reception Area

Door to the front. Stairs to first floor.

Living / Dining Room

23'11" x 13'10" (7.3 x 4.22)

Windows to the front and side. Feature central chimney with inset log burner. Open plan to Garden Room creating a great entertaining area.

Garden Room

23'3" x 10'8" (7.11 x 3.27)

A light and airy space linking the kitchen to the living room with folding doors opening to terrace and garden.

Kitchen / Breakfast Room

15'3" x 12'0" (4.67 x 3.68)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop with inset ceramic sink. Space and point for cooker. Display / storage shelving. Ornamental range. Skylight to the side.

Utility Room

5'8" x 4'2" (1.73 x 1.28)

Window to the rear. Space and plumbing for washing machine, space and point for tumble dryer. Wall mounted boiler. Wall mounted cabinets.

Family room

18'4" x 11'5" (5.6 x 3.48)

Windows to the front and side.

Ground Floor Bedroom

17'2" x 11'7" (5.25 x 3.54)

Window to the rear and further small window to the front. Currently used as a home gym but could also be a great home office / studio.

Cloakroom

5'9" x 3'1" (1.76 x 0.94)

Wash Basin and wc.

First floor Landing

Window to the front. Access to loft space. Eaves storage.

Bedroom

13'4" x 11'6" (4.08 x 3.51)

Window to the side and rear. Built in wardrobes.

Bedroom

15'5" x 12'9" (4.7 x 3.9)

Window to the front and side.

Bedroom

10'9" x 10'2" (3.29 x 3.1)

Window to the rear and skylight to the side.

Bathroom

7'10" x 6'1" (2.4 x 1.87)

A white suite comprising panel bath with mixer tap and shower / screen over. Pedestal wash basin and wc. Window to the rear and skylight to the side. Heated towel rail / radiator fitment.

Outside

Mature hedging to the front. A drive / hardstanding provides off road parking and access to a DETACHED GARAGE.

The rear garden of of good size and incorporate a large decked terrace accessed from the garden room. The terrace leads onto a lawn with established beds and a variety of mature trees / shrubs.

There is a SUMMER HOUSE located at the back of the garden, a great place to relax or perhaps work from.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Recently installed private drainage system.

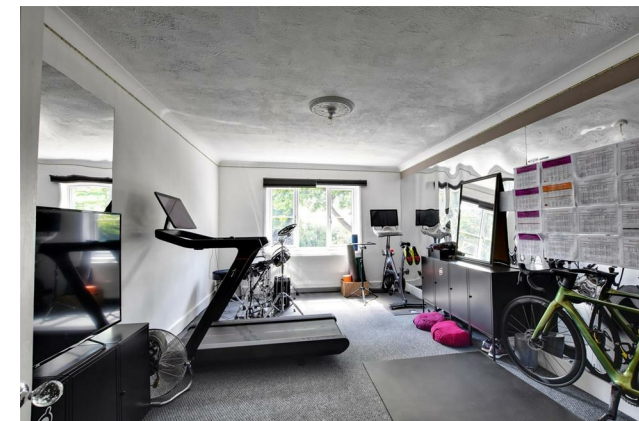
Council Tax: Band F



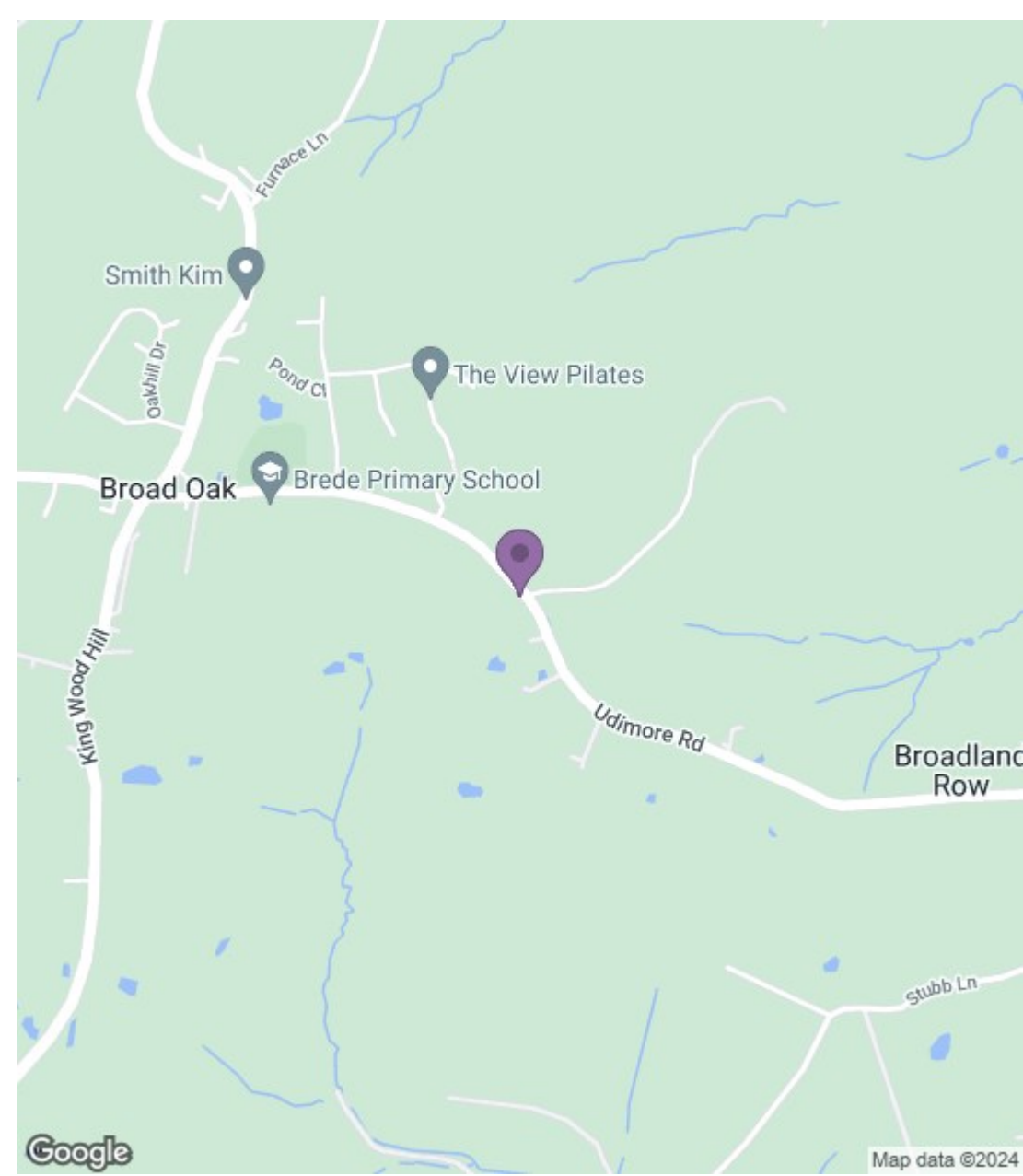
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	79
65	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
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**RUSH
WITT &
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Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk