



LITTLE STOCKS, UDIMORE, RYE,  
EAST SUSSEX, TN31 6AY

ANDERSON  
 HACKING



## BEING SOLD VIA SECURE SALE. TERMS & CONDITIONS APPLY. STARTING OFFERS £375,000

A charming attached Grade II listed period home, with versatile accommodation arranged over 4 floors, providing 3 bedrooms and a lower ground games room / bedroom 4, 2 bathrooms and 2 reception rooms while benefiting from a wraparound garden, off street parking and car port garage.

- Dining Room with Solid Fuel Rayburn
- Living Room with Inglenook Fireplace
- Kitchen
- Master Bedroom with Ensuite Shower/WC
- Two Further Double Bedrooms
- Family Bathroom/WC
- Lower Ground Games Room / Bedroom 4
- Stunning Period Features Throughout
- Detached Outbuilding Workshop with scope for updating
- Garage Bay and Further Off Street Parking
- Wraparound Garden



**Description:** Little Stocks is a charming semi-detached Grade II listed 16th century former farmhouse with brick and tile elevations, beneath a pitched tiled roof. The property is situated within the heart of Udimore within its own private grounds that include a former washhouse of brick construction beneath a pitched tiled roof.

The property is accessed from Udimore Road via a bitumen driveway owned by the property that provides access to a rear parking area and garage and also access for neighbouring properties. A picket gate leads from the parking area up four steps to the garden with a stone chip path leading up to the side stable door entrance that opens into a dining room with solid fuel Rayburn, brick flooring and side window. The kitchen is accessed beyond the dining room with cream country units with oak worktops, butlers sink below a rear facing window. There is currently space for a large range cooker and space and plumbing for a washing machine, dishwasher, tumble dryer and two free standing fridges. The main living room is accessed from the dining room with large inglenook fireplace and south facing window, while stairs lead from the living room to a lower ground floor games room or possible bedroom 4. A central staircase leads up between the ground floor rooms to a first-floor landing off which is the master bedroom with period fireplace, south facing window, exposed wooden floorboards, ensuite shower room /WC and also small ensuite dressing room. A second generous double bedroom is also accessed from the landing with north facing window, along with a family bathroom with roll top free standing bath, walk in shower, pedestal washbasin and close coupled WC. A second staircase from the landing provides access up to the second floor and double bedroom with front facing dormer window.

Externally the property enjoys the benefits of wrap around lawn garden that leads onto a timber decked entertaining area at the rear of the property. At the side of the house is a brick constructed former washhouse now used as a store shed that has potential to be converted to a home office, while at the rear of the house is an external privy WC. The property also benefits from an end single bay garage in a former six bay cart shed (now providing garaging for the neighbouring properties).

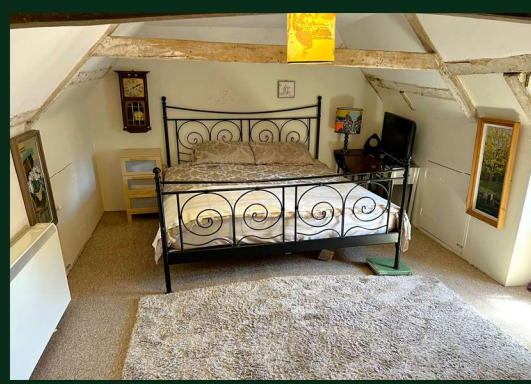












**Location:** Little Stocks is situated in Udimore village with its charming church of St Mary's nestling down a lane nearby with Norman nave dating from 1170, village hall, and two local pubs including the Kings Head and The Plough. The property is approximately 5 miles from the ancient cinque port town of Rye with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 27 miles distant offering further shopping and recreational facilities, while closer are the coastal towns of Hastings and St. Leonards on Sea (11 miles), the market town of Tenterden (14 miles) with its pretty tree lined high street, and Ashford with the McArthurGlen shopping centre being only 23 miles away. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as being only 4 miles to Winchelsea Beach and 8 miles to Camber Sands. There are opportunities for riding, kite surfing and walking in the surrounding countryside.

**Schools:** There are a number of highly regarded private schools in the area including; Vinehall, Claremont, St Ronan's, Buckswood, Benenden and Marlborough House. Roadend Nursery is within 1 mile while both Icklesham Beckley Primary School's are within 5 miles and which have recently both been voted in East Sussex's top 10 primary schools. Rye approximately 3.5 miles away offers further nursery schools, state primary school and secondary school.

**Travel and Transport:** Rye train station, 3.5 miles away, offers direct links to the high speed service from Ashford to London St.Pancras (Rye to London 1 hr 8 minutes) and link to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

**Services:** Mains Water, Private Drainage, Mains Electricity,

**Broadband Speed:** Up to 900Mbps – Source Uswitch

**Mobile Coverage:** 4G with EE, O2 and Vodafone

**Council Tax:** Band E

**Local Authority:** Rother District Council – 01424 787000

**Tenure:** Freehold

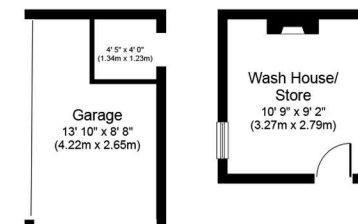
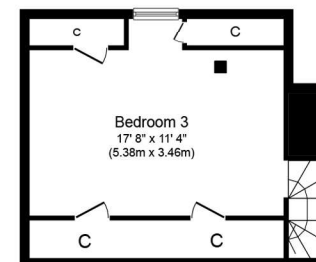
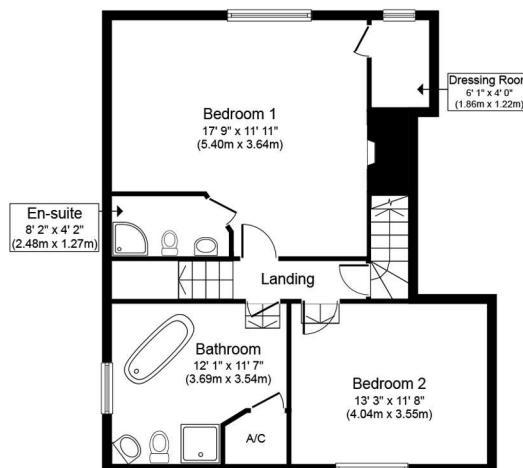
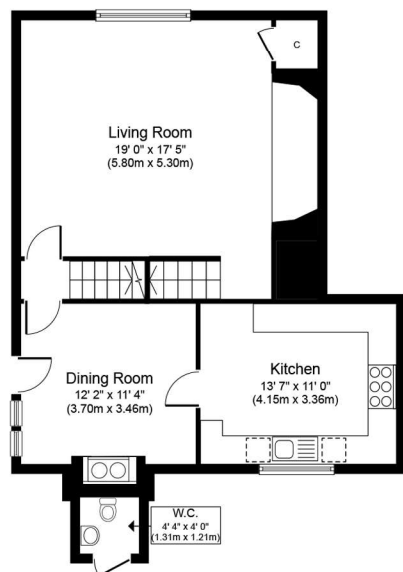
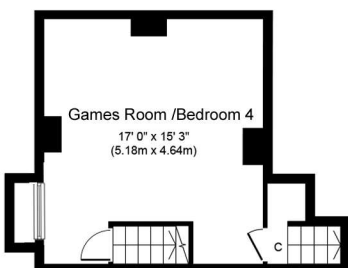
**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd .

**Directions:** Directions: From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 3.5 miles. Little Stocks will be found on the right-hand side approximately 300 metre after the turning on the left for Float Lane.





**Approx. Gross Internal Floor Area 1,759 sq.ft. / 163.4 sq. m.  
(excluding Outbuildings)**



**Cellar**  
**Approximate Floor Area**  
**290 sq. ft.**  
**(26.9 sq. m.)**

**Ground Floor**  
**Approximate Floor Area**  
**725 sq. ft.**  
**(67.3 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**706 sq. ft.**  
**(65.6 sq. m.)**

**Second Floor**  
**Approximate Floor Area**  
**328 sq. ft.**  
**(30.5 sq. m.)**

**Outbuilding**  
**Approximate Floor Area**  
**216 sq. ft.**  
**(20.1 sq. m.)**

**Agents Notes:** Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: July 2024 Photographs Dated: May 2024

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