



SOWDENS ORCHARD, UDIMORE, RYE  
EAST SUSSEX, TN31 6BG

ANDERSON  
 HACKING

# SOWDENS ORCHARD, UDIMORE, RYE, TN31 6BG

GUIDE PRICE £947,000

A wonderful detached farmhouse, that is being offered for sale for the first time in over 40 years with stunning views looking over the Brede and Tillingham Valleys. The house has been sympathetically updated over the years to create a versatile family accommodation arranged over 2 floors and providing 5 bedrooms (2 with ensuite bathrooms) family bathroom, 4 reception rooms, large kitchen / breakfast room, utility room, cloakroom /WC, entrance lobby, double garage with workshop all situated within a wraparound garden of 0.74 acres with spring fed pond, green house and vegetable garden.

- Entrance Hall
- 26 ft Drawing Room with Jet Master Fireplace
- Dining Room
- Large Home Office
- Family Sitting Room/ Sewing Craft Room
- Kitchen / Breakfast Room
- Utility Room
- Covered Entrance Lobby
- Boot Room / 2nd Utility Room
- Cloakroom /WC
- Master Bedroom with Ensuite Dressing Room and Bathroom/WC
- Second Double Bedroom with Ensuite Shower /WC
- Three Further Double Bedrooms
- Family Bathroom/WC
- Attached Double Garage with Rear Workshop
- Off Street Parking
- Wraparound Garden of 0.74 acres

**Description:** Sowdens Orchard is an impressive, detached house situated on the edge of Udimore village with stunning views looking over both the Brede Valley and Tillingham Valleys and beyond. The property we understand was originally built in 1971 and is of brick construction with UPVC double glazed windows all beneath a pitched tiled roof. The property is approached from Udimore Road via a concrete driveway that runs alongside Udimore Road passing a former Nissen Hut and then enters into the front garden via a five bar gate leading to a generous parking area in front of an attached double garage. A paved path leads from the parking area to a canopied porch and central front door that opens into a light entrance hallway. Accessed from the hall is an impressive 26ft drawing room with large double aspect window including French doors leading out to the garden and benefiting from a central stone facia chimney with Jet Master fireplace.







Next to this is a dining room with rear facing window looking over the garden, serving hatch through to the kitchen and connecting door through to a generous study room with double aspect windows and glazed door out to the garden. A ground floor cloakroom /WC is also accessed off the entrance hall along with access to a large kitchen / breakfast room with modern lime oaked shaker units, with laminate worktops, composite black sink and drainer, gas hob with extractor hood above, electric oven, space and plumbing for a dishwasher and fridge / freezer. An oil fired Rayburn range cooker is situated at the end of the kitchen which also heats the hot water and central heating within the property. Accessed off the kitchen is a sitting room / playroom / craft room with large south facing window and also accessed from the kitchen is a utility room with further base units with stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. A large covered glazed lobby is accessed from the utility room off which is a former boiler room/ storeroom, front and rear access doors and connecting door leading into the attached double garage with small workshop room at the rear.

Stairs lead from the entrance hall up to a large first floor landing with south facing window and access door leading onto a balcony that enjoys views looking over the Brede Valley. Accessed from the landing is a principal bedroom with south facing window, connecting dressing room with built in wardrobe and ensuite bathroom with panel bath, pedestal washbasin, and close coupled WC. A second double bedroom enjoys south facing window with built in wardrobes and ensuite shower room/WC. A further three double bedrooms enjoy rear facing windows looking out over the garden and Tillingham Valley beyond all with built in wardrobes and at the end of the landing is a family bathroom with panel bath, pedestal washbasin and close coupled WC.

Externally the property benefits from a generous level wrap around garden (0.74 acres / 0.3 ha) laid to lawn interspersed with a variety of shrubs and flower beds. At the front of the garden bordering the road is a spring fed pond, while on the west side of the house is an entertaining paved seating area and children's Wendy House and at the rear of the property at the eastern end of the garden is a vegetable patch and timber frame greenhouse.

**Agents Note:** An adjoining field (4.65 acres / 1.88 ha) with Nissen Hut and concrete panel field shelter is also available for sale by separate negotiation



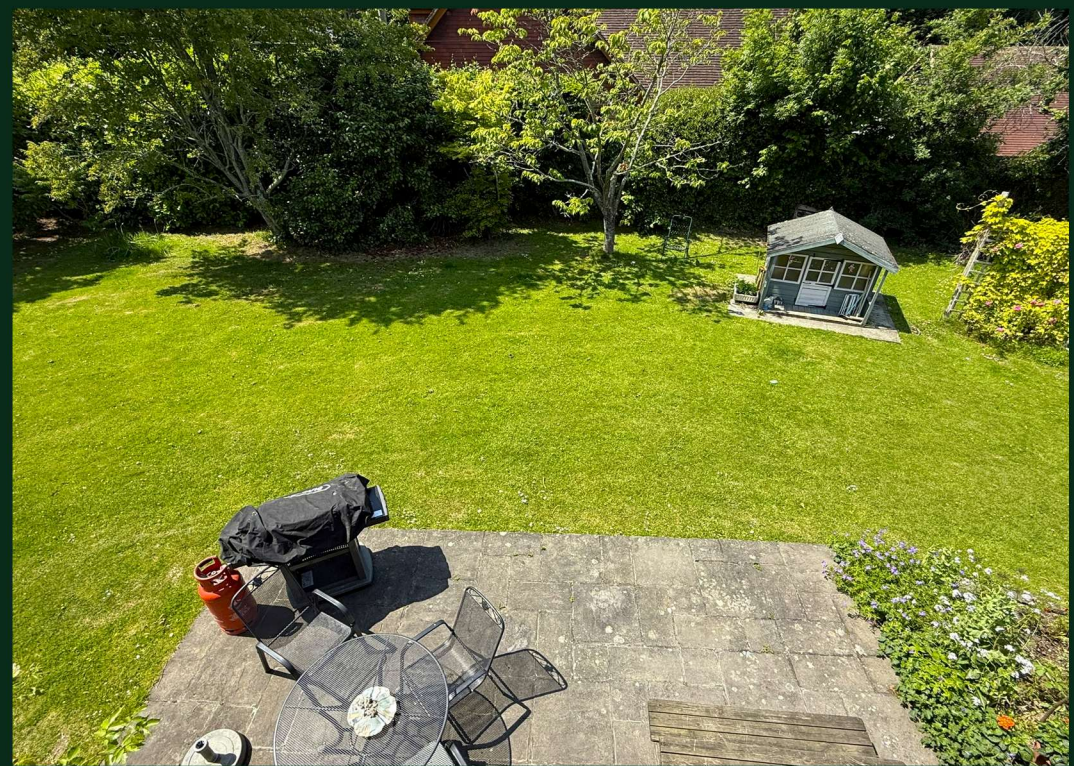


**Location:** Sowdens Orchard is situated on the edge Udimore village with its charming church of St Mary's nestling down a lane nearby with Norman nave dating from 1170, a thriving village hall used for various social and local aerobic and yoga classes, and two local pubs including the Kings Head and The Plough as well as a local Farm Shop and Fruit Farm at Tibbs Farm. Slightly further afield around 1.5 miles away is Broad Oak village with its local convenience store, bakery and local doctors surgery. The property is approximately 4.5 miles from the Ancient Cinque Port Town of Rye with its pretty cobbled streets and period buildings that offer shops, cultural and recreational facilities including public swimming pools and gyms. 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 McArthur Glen 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; Marlborough House Vinehall, Claremont, St Ronan's, Benenden and Battle Abbey. Roadend Nursery is within 1.5 miles while Broad Oak Primary School is within 1.5 miles and Icklesham and Beckley Primary School's are within 5 miles. Rye approximately 4.5 miles away offers further nursery schools, state primary school and secondary school.

**Travel and Transport:** Rye train station, 4.5 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.





### General Information:

**Services:** Mains Electricity, Mains Water, Private Septic Tank Drainage, Oil Fired Central Heating

**Broadband Speed:** Up to 900 Mbps – (source Uswitch)

**Mobile Coverage:** 4G Coverage from EE, Vodafone, O2

**Council Tax:** Currently Band F

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

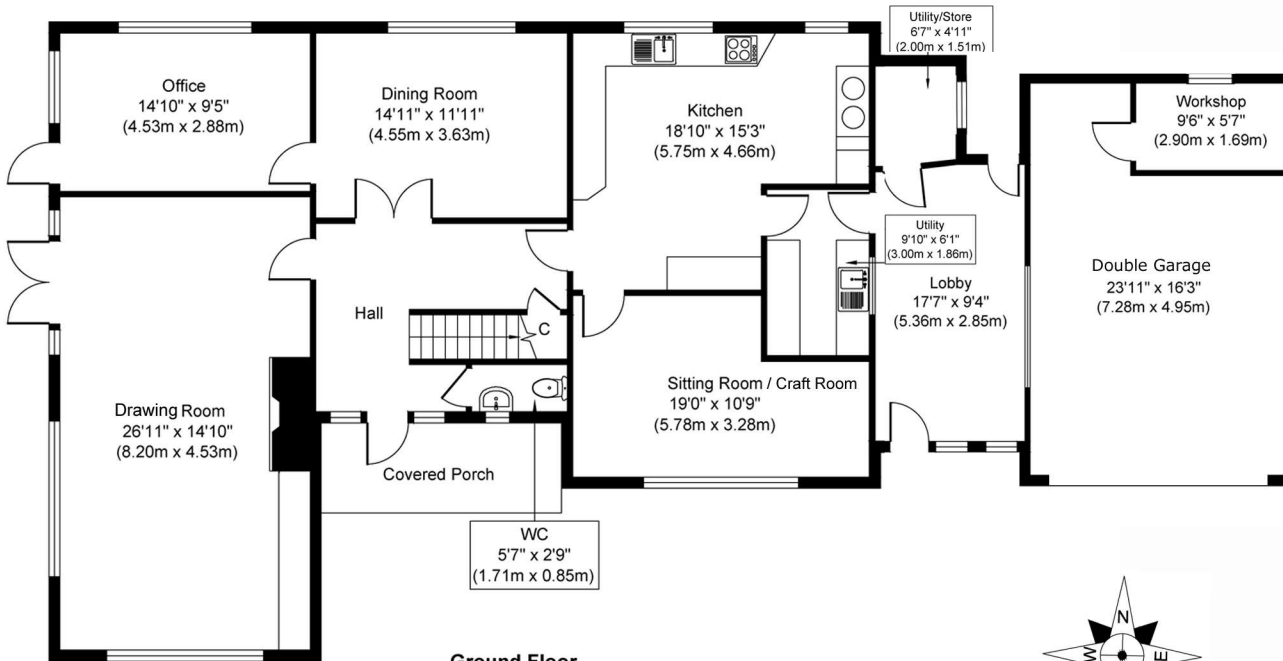
**EPC:** Band D

**Tenure:** Freehold

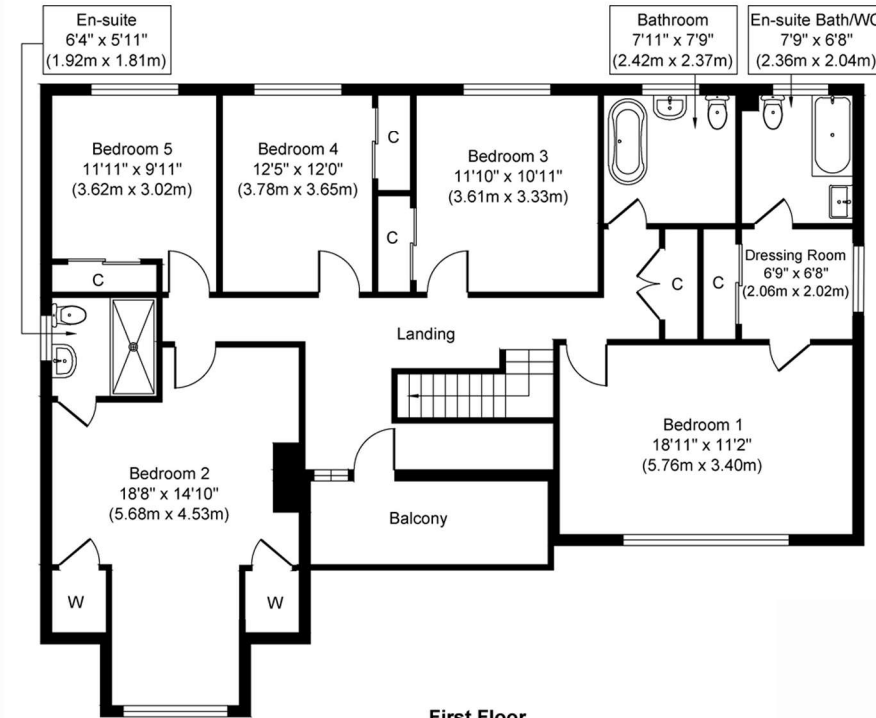
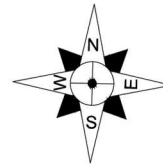
**Viewing:** Strictly by appointment with **Anderson Hacking Ltd**  
Tel: 01797 224852

**Directions:** From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 4.5 miles. Sowdens Orchard will be found on the right-hand side approximately 0.25 miles having passed through the village of Udimore.

# Approximate Gross Internal Floor Area 3,169 sq.ft. / 294.36 sq.m.



**Ground Floor**  
**Approximate Floor Area**  
**1829 sq. ft.**  
**(169.88 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**1340 sq. ft.**  
**(124.48 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: September 2025 Photographs Dated: June 2025

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