



MAGPIE COTTAGE, UDIMORE, RYE,
EAST SUSSEX, TN31 6BB

ANDERSON
HACKING

**MAGPIE COTTAGE, UDIMORE,
TN31 6BB
GUIDE PRICE £550,000**

A charming, detached 2 bedroom barn conversion with separate detached large double garage and workshop all set in a generous wrap around garden in a quiet village location opposite the pretty church of St. Mary's Udimore.

- Living Room with High Vaulted Ceiling and Wood Burner
- Kitchen / Utility Room
- Master Bedroom
- Further Double Bedroom
- Shower Room/WC
- Study
- Period Features Throughout
- Detached Double Garage and Workshop with scope for updating
- Wraparound Garden with Greenhouse
- Quiet Village Location



Description: Magpie Cottage is a charming former stable farm building that was converted approximately 25 years ago, set within the heart of the idyllic village of Udimore next to the local parish church of St. Mary's.

The property is of traditional brick construction, with timber casement double glazed windows all beneath a pitched slate tiled roof. The accommodation provides a main reception room accessed through French double-glazed doors with high vaulted ceiling and feature central brick fireplace with wood burner and built in bookcase.

Accessed from the living room is a door leading through to a rear entrance hall with back door / utility room, with plumbing for a washing machine and dishwasher and space for large fridge / freezer. The kitchen connects through from the utility area with double aspect windows, white shaker style units with tiled worktops, a stainless steel sink and space for an electric cooker and under counter tumble dryer.

On the opposite side of the living room is a small study room with front facing window, a second double bedroom with side windows that is currently being used as second office / hobby room, and a further door leading to master bedroom suite with access to a shower room/WC and further door leading into the master bedroom with double aspect windows and built in wardrobes.

Externally the property enjoys a generous wrap around garden with green house and vegetable patch set in grounds of approximately 0.33 acres. Situated opposite the bungalow is a further brick constructed farm barn that has been converted to form a very large double garage with purpose-built workshop at the end. From initial enquiries we believe this building has potential to be converted into a number of different uses including a studio, workshop, garage store for up to four cars or even be converted into residential use possibly as a holiday let or additional annexe accommodation.





Location: Magpie Cottage is situated in the heart of Udimore village opposite the pretty church of St Mary's with its Norman nave dating from 1170, as well being within easy access of the active village hall, and two local pubs including the Kings Head and The Plough. The property is approximately 4 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 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 5 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, Buckswood, and Benenden. Roadend Nursery is within 1.5 miles while Broad Oak Primary School is within 3.5 miles and St. Thomas Primary School, Winchelsea is 4 miles away. Rye approximately 4 miles away offers further nursery schools, state primary school and secondary school.

Travel and Transport: Rye train station, 4 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, Electricity, Private Drainage, Oil Central Heating

Broadband Speed: Up to 900Mbps – Source Uswitch

Mobile Coverage: 4G with EE, 02 and Vodafone

Council Tax: Band B

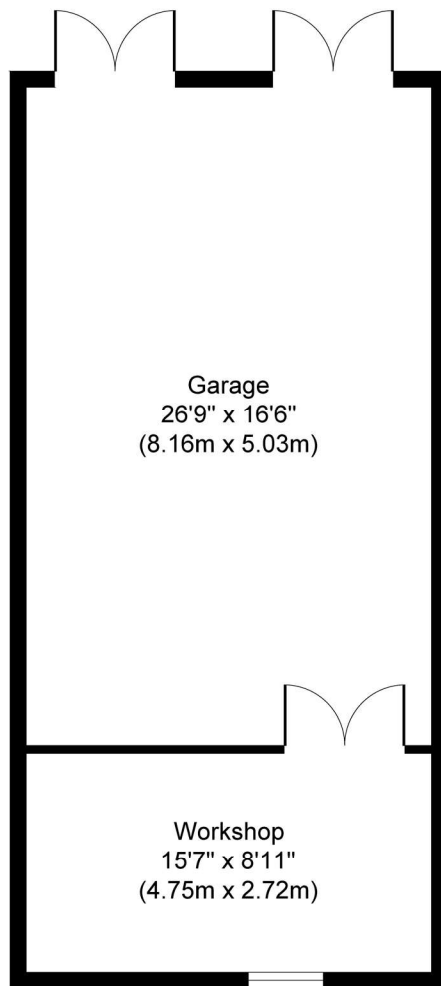
EPC: Band D

Local Authority: Rother District Council – 01424 787000

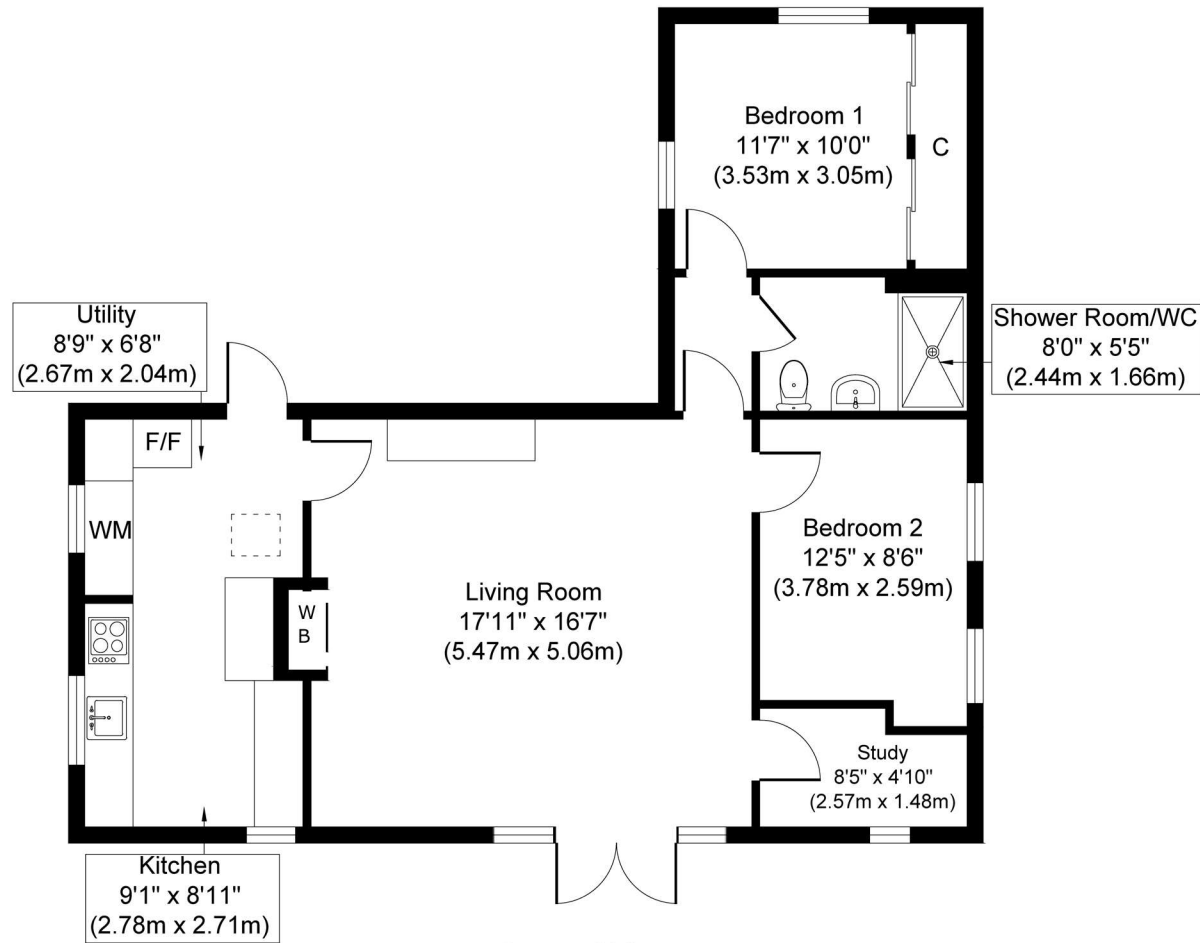
Tenure: Freehold

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

Directions: From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 3.75 miles. Turn left signposted to The Church and proceed down church lane 0.25 miles and the property will be found on the righthand side opposite the church.



Garage
Approximate Floor Area
589 sq. ft
(54.75 sq. m)



Ground Floor
Approximate Floor Area
773 sq. ft
(71.86 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.

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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: September 2025