



2 CHURCHFIELD COTTAGES, UDIMORE, RYE,
EAST SUSSEX, TN31 6BG

ANDERSON
 HACKING

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GUIDE PRICE £485,000

One of a pair, this Grade II listed 3 bedroom weather boarded cottage provides character and charm with many period features. The property is located in the High Weald Area of National Landscape with far reaching views over the beautiful surrounding countryside. The property benefits from versatile accommodation with a large well established private South facing garden.

- Entrance Porch
- Living Room with Inglenook Fireplace
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Rear Hallway
- 2 Double Bedrooms
- Single Bedroom
- Family Bathroom with Slipper Bath
- Oil Central Heating
- Off Road Parking for Several Vehicles
- Well Established South Facing Garden



Description: This timber framed weather boarded cottage has a wealth of exposed wall and ceiling timbers throughout. The property is approached via an enclosed entrance porch and original pine door leading to a character living room with feature inglenook fireplace with bread oven, brick flooring and recessed cupboard which is fully shelved. The living room leads though to the dining room which has brick flooring, access to an under stairs cupboard and rear windows overlooking the sun terrace. The rear hallway gives access to the gardens and utility room which has space and plumbing for washing machine, an upright fridge/freezer and a range of base and eye level units and work surfaces. The kitchen/breakfast room has double aspect windows with exposed timbers, bespoke shaker style units with inset butlers sink and hardwood work surface with space and plumbing for a dish washer and Esse electric range cooker. From the hallway, stairs lead to the first floor, with roof light and large storage cupboard.

The main bedroom is to the front with far reaching countryside views, recessed wardrobe, and access hatch to the loft via a ladder (to a small attic room with south facing dormer window currently used as an office space). Bedroom 2 has rear aspect views overlooking the gardens and benefits from stripped floorboards. Bedroom 3 to the front also has excellent views, stripped floorboards, and exposed timbers. The family bathroom features a slipper bath, with chrome accessories, pedestal basin, low level WC, walk in shower cubicle with power shower, shelved linen cupboard and stripped floorboards. Externally at the rear of the property is a brick and york stone sun terrace providing a tranquil area overlooking the private and south facing well established garden predominantly laid to lawn with mature side hedging, outside brick constructed WC, children's play area, and large timber frame workshop /store shed. To the side of the cottage is a further substantial lawn area leading to a generous off street parking area with hard standing for up to four vehicles.

Agents Note: A historic planning permission (RR/94/1268/P) was granted for a detached two bay timber frame garage with studio above.



Location: 2 Churchfield Cottage is situated in the heart of Udimore village within close proximity to 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 D

EPC: TBC

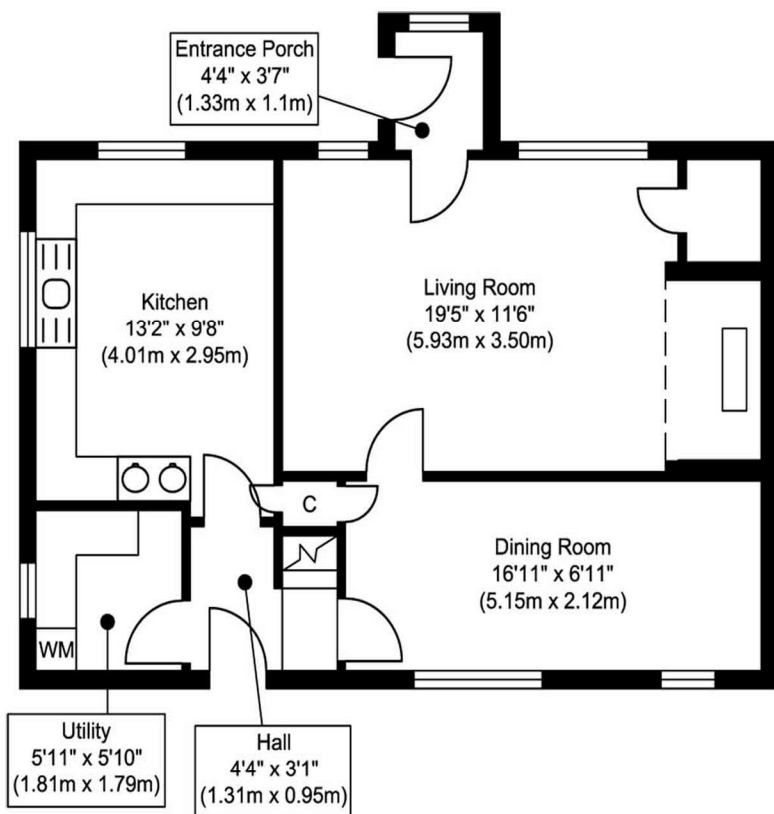
Local Authority: Rother District Council – 01424 787000

Tenure: Freehold

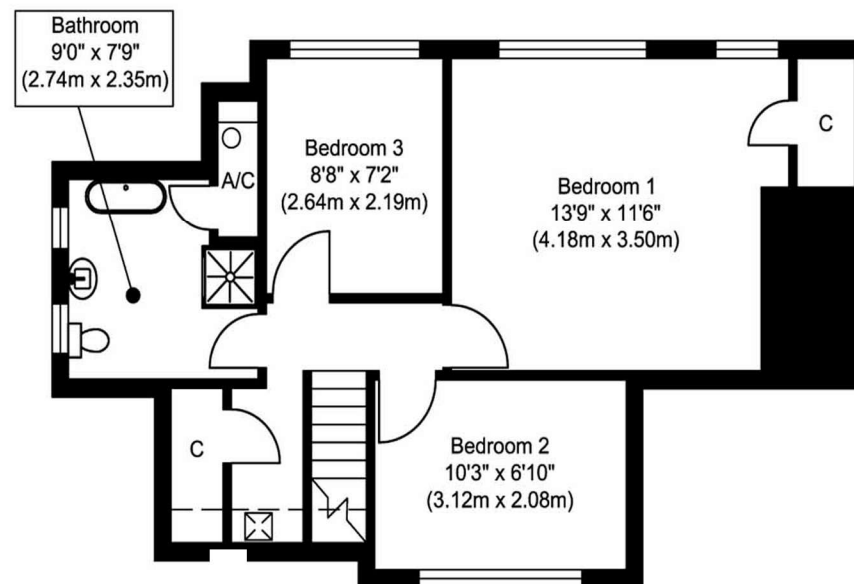
Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .

Directions: From Rye proceed from Ferry Rd (B2089) towards Udimore. Continue over the level crossing and proceed for approximately 4 miles on Udimore Road, 2 Churchfield Cottage will be found on the left hand side shortly before reaching the Kings Head public house.

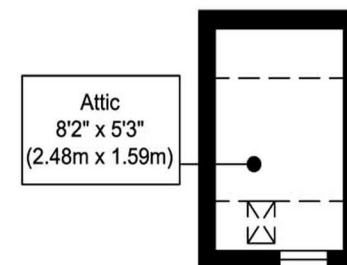




Ground Floor
Approximate Floor Area
569.73 sq. ft.
(52.93 sq. m)



First Floor
Approximate Floor Area
465.64 sq. ft.
(43.26 sq. m)



Attic
Approximate Floor Area
42.40 sq. ft.
(3.94 sq. m)



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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: December 2025 Photographs Dated: September 2024

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