

RUSH  
WITT &  
WILSON



**Hammertons Udimore Road, Udimore, Rye, East Sussex TN31 6BG**  
**Guide Price £550,000**

Rush Witt & Wilson are pleased to offer an exceptionally well presented detached home.

The spacious and versatile accommodation comprises open plan living space, linking to the kitchen and a triple aspect garden room with direct access to rear terrace.

There are two bedrooms on the ground floor, one currently used as a snug and a shower room. On the first floor there are two further double bedrooms, one with an en-suite bathroom. The mature well stocked garden wraps around the property. There is a veranda to the front and a large paved terrace to the rear enjoying a southerly aspect.

Proposed Planning to create parking to the front.

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



## Locality

Hammertons occupies a semi-rural setting in the village of Udimore only a short drive from the ancient town of Rye. The village pub is a short walk away as is the parish church and hall. A farm shop / cafe is also nearby.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a fine selection of public houses and restaurants.

There is primary and secondary schooling in the Rye, weekly farmers' and general markets and a sports centre with indoor swimming pool.

A railway station offers regular services to Brighton and to Ashford where there are connecting high speed services to London (approx. 38 minutes).

The Abbey town of Battle is also near by as is the historic coastal town of Hastings and pretty tree lined town of Tenterden all offering extensive facilities.

Situated in an area of outstanding natural beauty the property is surrounded by beautiful undulating countryside containing many places of general and historic interest. A public footpath to the front gives easy access to the Tillingham Valley and beyond.

## Entrance Hall

Door to the front, stairs to first floor, deep understairs cupboard.

## Living Space

The property benefits from light and airy open plan living space with principle rooms being connected, creating a real hub of the home.

## Sitting Room

11'8 x 9'9 (3.56m x 2.97m)

Double doors to the front, two windows to the side.

## Dining Room

11'4 x 9'11 (3.45m x 3.02m)

Built in upright units with display shelving to either side.

## Garden Room

14'8 x 8'3 (4.47m x 2.51m)

A light and airy room seamlessly linking the house to the garden, window to the rear and further high level window to the side, double doors open to terrace and garden, two roof lights.

## Kitchen

14'11 x 8'2 (4.55m x 2.49m)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets, complimenting Caesarstone worktop with inset sink, integrated dishwasher and fridge, space and point for range cooker, window overlooking the garden, back door to terrace.

## Boot room / Utility area.

10'7 x 5'10 (3.23m x 1.78m)

Double aspect with windows to the front and side, floor standing oil fired boiler, tiled floor.

## Bedroom

12'4 x 10'7 (3.76m x 3.23m)

Window to the front, built in wardrobes.

## Bedroom

11'10 x 8' (3.61m x 2.44m)

Window to the front, attractive wall panelling, currently used as a snug.

## Shower Room

10'8 x 7'8 (3.25m x 2.34m)

Large walk in shower, wash basin, wc, bespoke cupboards with space & plumbing for washing machine, space for tumble dryer, display storage shelving, heated towel rail/radiator fitment, underfloor heating.

## First Floor

### Landing

Stairs rise from the entrance hallway to a part galleried double height landing, Velux roof window to the rear, access to eaves storage.

## Bedroom

15'3 x 12'9 max (4.65m x 3.89m max)

Velux roof windows to the front and another to the rear enjoying far reaching views that are enjoyed in both directions.

## En-Suite Bathroom

18'1 x 6'8 (5.51m x 2.03m)

A white suite comprising panel bath, wash basin and wc, heated towel rail, Velux roof window to the rear, underfloor heating.

## Bedroom

12'10 x 10' (3.91m x 3.05m)

Double aspect room with Velux roof windows to the front and rear, again enjoying far reaching rural views.

## Outside

### Front Garden

The garden is a particular feature boasting well stocked borders and wrap around lawn extending to the front and side, full width veranda to the front.

### Rear Garden

A large paved terrace abuts the rear of the property enjoying a southerly aspect, this is accessed from the garden room and kitchen., raised beds containing a variety of shrubs and seasonal flowers, pedestrian gates to the front and side.

## Parking

The owners currently park on a hardstanding to the right of the property although this is not owned by them.

A Certificate of Lawfulness has been obtained for the formation of permeable off-road parking area. Planning Reference: RR/2025/1214/O. Further details on request.

## Agents Note

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.

## Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

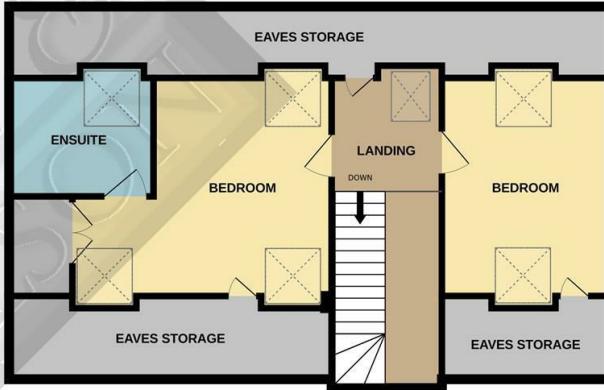
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.5 sq.m.) approx.

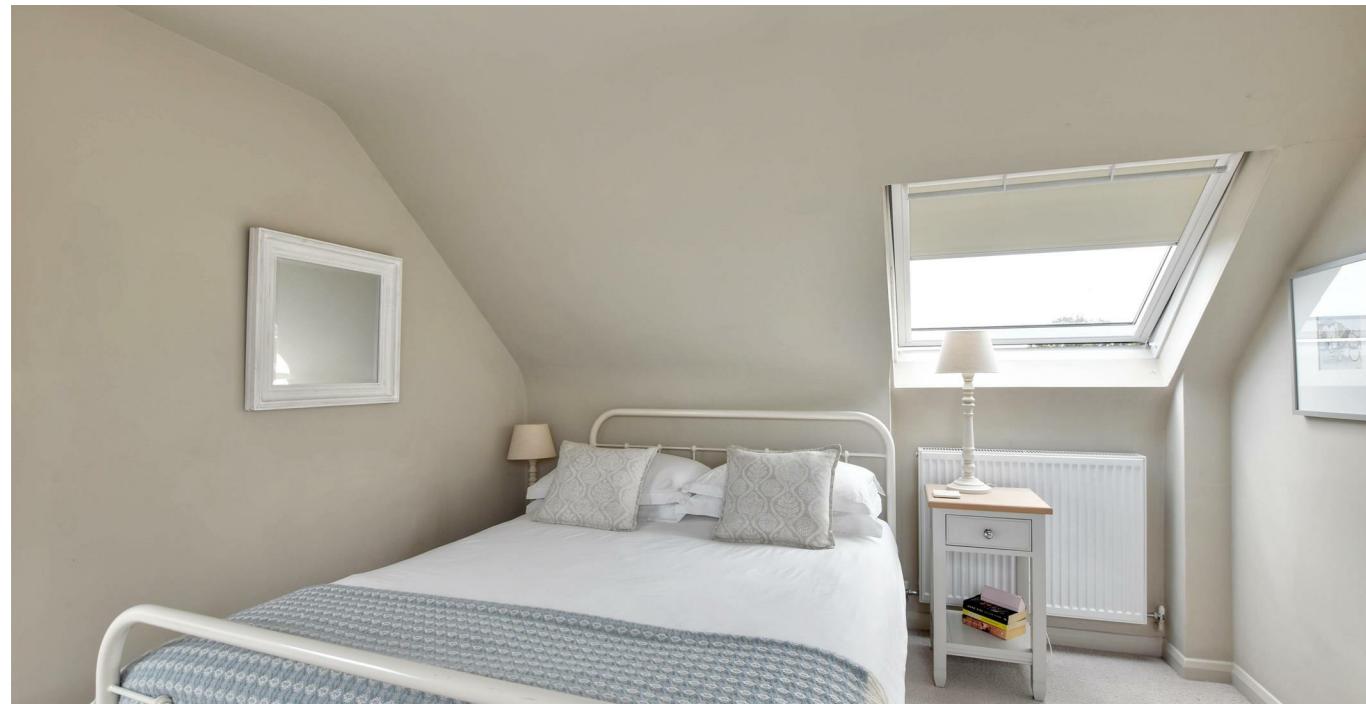
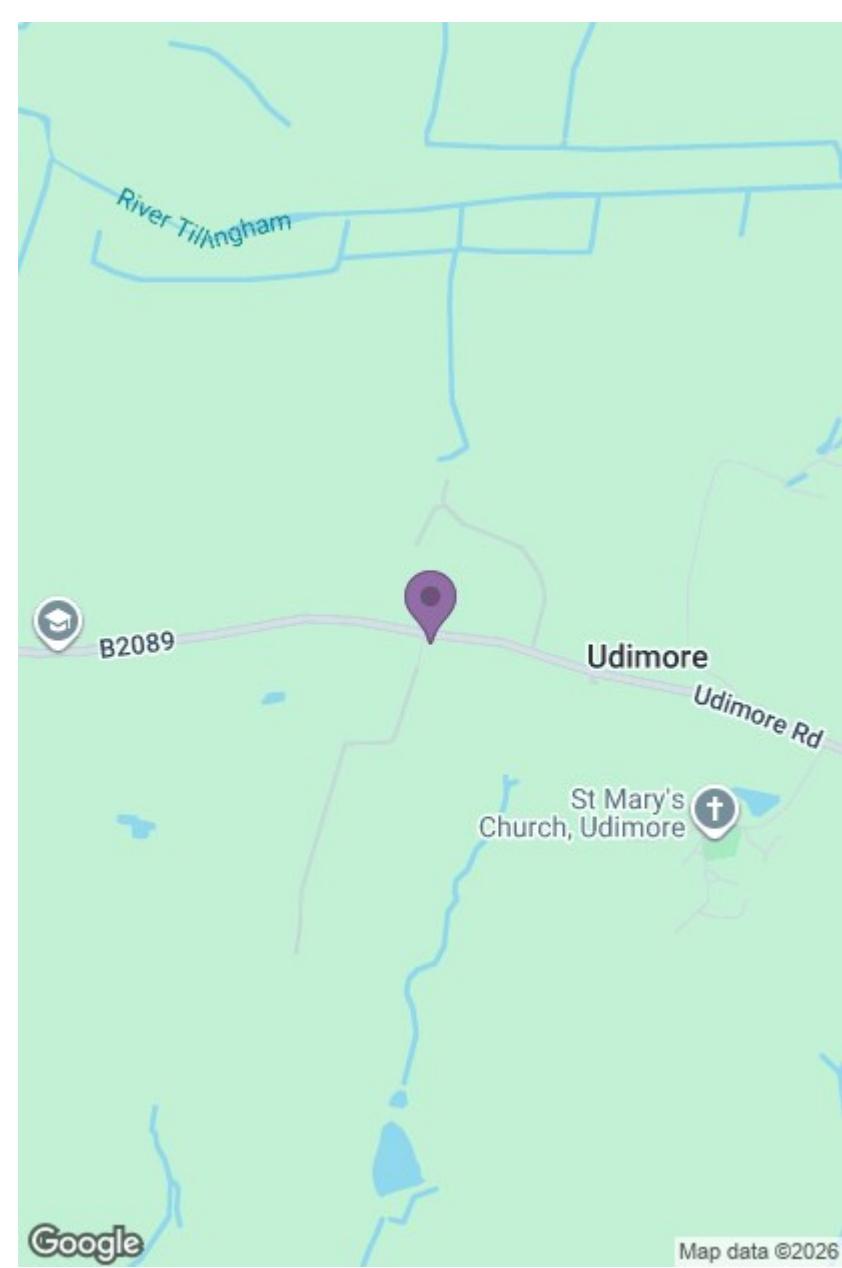
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
[rye@rushwittwilson.co.uk](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)