



# 1 The Hawthornes, Broad Oak

In Excess of £500,000





# 1 The Hawthornes

Broad Oak, Rye

A spacious five bedroom, three reception room detached family home in the ever popular village of Broad Oak. Featuring a large garden, utility room, close to amenities. Ideal as a family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Substantial Detached Family Home
- Large Level Rear Garden
- Highly Sought After Village of Broad Oak
- Walking Distance to Local Shop, Bakery, Pub, Local Primary School & Doctors Surgery
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Large Kitchen/Diner
- En-Suite Shower Room from Bedroom One
- Utility Room
- Large Driveway to Front



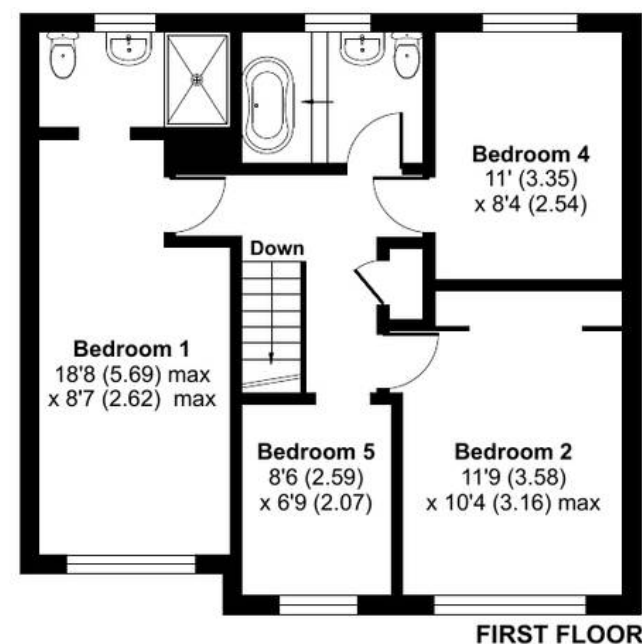
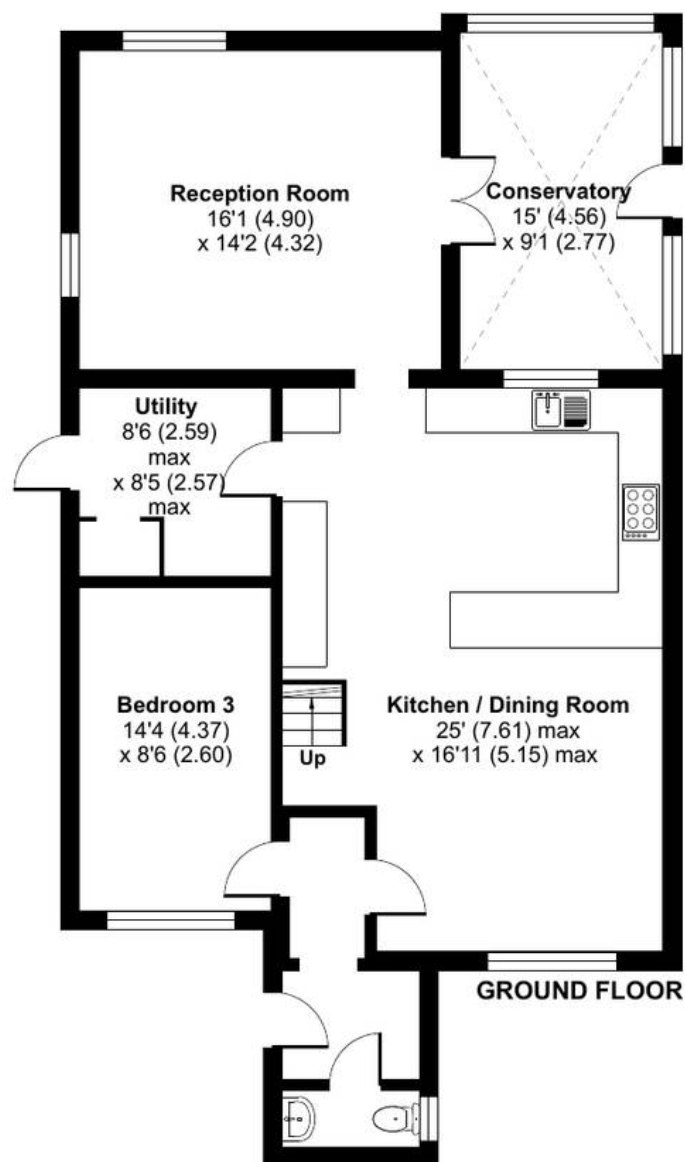




# The Hawthornes, Broad Oak, Rye, TN31

Approximate Area = 1709 sq ft / 158.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1273309





## Nested Rye

01797 903045 • [barnaby.osborne@nested.com](mailto:barnaby.osborne@nested.com) • [nested.com/barnaby-osborne](https://nested.com/barnaby-osborne)

