



WINDY RIDGE HOUSE, BROAD OAK
RYE, EAST SUSSEX, TN31 6DG

ANDERSON
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WINDY RIDGE HOUSE, BROAD OAK, RYE, EAST SUSSEX, GUIDE PRICE £749,995

Windy Ridge House is an attractive detached inter war house set on the edge of Broad Oak village with south facing views looking over the Brede Valley.

- Entrance Hall
- Staircase Hallway
- Living Room
- Snug / Home Office Room
- Open Plan Kitchen / Dining Room
- Utility Room
- Ground floor WC
- Principal Bedroom with Ensuite Dressing Room and Shower /WC
- 2 Further Double Bedrooms
- First Floor Study
- Family Bathroom
- Self Contained Studio Annexe with Shower/WC
- Store Room
- Private Gardens



Description: Windy Ridge House is an exceptionally well presented inter war detached house dating back to the late 1930's situated on the edge of Broad Oak village with good south facing views looking down into the Brede Valley. The property is of traditional brick and block construction with brick and cedar clad elevations with a mix of aluminium and UPVC double glazed windows beneath a pitched tiled roof. The property is accessed from Udimore Road over a gravel driveway providing off street car parking for a number of cars and access to a side attached storeroom with up and over door, while a paved central pedestrian footpath runs through the front garden leading up to a large, covered porch and front door. The property has a central oak frame front door that opens into an entrance hallway. Accessed off the hallway is the main living room with front bay window and central brick feature fireplace with Firebelly wood burner. A connecting door leads from the living room through to a snug / study / bedroom with double aspect windows including French doors leading out to the rear garden. A magnificent kitchen / dining room is also accessed from the entrance hall with double aspect windows with bay front windows and rear aluminium French doors and large windows running the across the back of the property. The kitchen has a mix of grey and green shaker style units with gold handles and Calcutta Gold Silestone worktops, with large butlers sink and integrated dishwasher. An island unit provides a generous breakfast bar and space for an induction hob with built in extractor, and below a wine fridge and useful storage cupboards and bin store. On the wall units there are two built in eye level ovens as well as a large range of store cupboards including a larger cupboard housing a microwave and there is space for a large American style fridge/ freezer. Beyond the central island is space for a generous dining area and then additional seating in the front bay window, while at the other end is a large walk in under stairs cupboard and connecting door through to a utility room which has further shaker units and Silestone worktop with stainless steel sink with space and plumbing for a washing machine and tumble dryer. At the end of the utility room is a ground floor cloakroom WC with close coupled WC and washbasin with vanity unit below.





Stairs lead from the entrance hallway up to a first-floor landing with floor to ceiling balustrades encircling the stairwell with a space at the front for a seating area or potential home office area with south facing window. The principal bedroom suite provides a generous front facing bedroom with bay window, built in wardrobes and access to a rear dressing room area and ensuite shower room with walk-in in shower, wash basin and close coupled WC. A further two double bedrooms are accessed off the landing with the first benefiting from a south facing bay window and free-standing wardrobes, while the third double bedroom benefits from a built-in cupboard and window overlooking the rear garden. An airing cupboard is accessed off the landing along with access to a family bathroom with panel bath, pedestal washbasin and close coupled WC.

At the rear of the house is detached brick built out house that has been beautifully restored to become a self-contained annexe with French doors leading into studio room with space for a double bed. A central fireplace (not working) provides a feature to the room while in the corner is a kitchenette with shaker units, with wooden worktops, stainless steel sink, under counter fridge. A sliding door provides access into a shower room with close coupled WC and wall hung basin.

The property benefits from a well planted front garden with paved paths and seating area, hidden behind an established mix front hedge with central footpath and side panel fence dividing the garden from gravel parking area that benefits from an electrical charging point and access to the front storeroom. A panel fence and gate behind the parking area provides access to a side vegetable area with 3 raised beds and large timber frame garden shed leading to a private rear garden that is divided into two parts, the western side of the garden has an artificial lawn with surrounding flower beds, while at the eastern side of the garden is a paved garden that has a surrounding planted flower borders with a large tiled space ideal for external dining and entertaining space, while behind the annexe is a metal frame pergola providing further covered outdoor seating area.







Situation: Windy Ridge House is situated on the edge of Broad Oak village within walking distance of the village shop, bakery, doctor's surgery, fire station, village primary school, nursery school, playing fields, village pub and local micro-brewery.

Nearby is the Ancient Cinque town of Rye, with its pretty cobbled streets and period buildings that offers a good range of amenities; a selection of shops, local inns and restaurants and many sporting opportunities. The seaside town of Hastings is approximately 8 miles distant offering further shopping and recreational facilities while further afield are the market towns of Battle, Tenterden and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, and kite surfing on the nearby Camber Sands Beach, fishing from Winchelsea Beach and walking in the surrounding countryside.

Schools: There are several highly regarded schools in the area including Vinehall Marlborough House, St Ronan's, Claremont, and Frewen Collage.

Broad Oak Primary School is within 2 minutes walk along with Buttercups Nursery School while Northiam and Beckley Primary Schools are within 5 miles all of which have been rated Good by Ofsted. Rye approximately 6.5 miles away offers further nursery schools, state primary school and secondary school.

Travel and Transport: Rye Station is 6.5 miles distant, offers direct links to the high-speed service from Ashford to London St. Pancras (37 minutes), and link to Eurostar trains from Ashford International. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.





Tenure: Freehold

Services: Mains Water, Electricity, Drainage, and Gas Central Heating

External 7 KW Electric Car Charging Point

Broadband Speed: Up to 67 Mbps (Source Uswitch)

Mobile Coverage: 4G on EE, Vodafone, Three, O2, and Virgin

Council Tax: Currently Band E

EPC: Band C

Local Authority: Rother District Council Tel: 01424 787000

Viewing: Strictly by appointment with agents – Anderson Hacking

Directions: From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 6.5 miles. Windy Ridge House will be found on the right hand side just after the 30 mph road sign entering into the village of Broad Oak Brede.

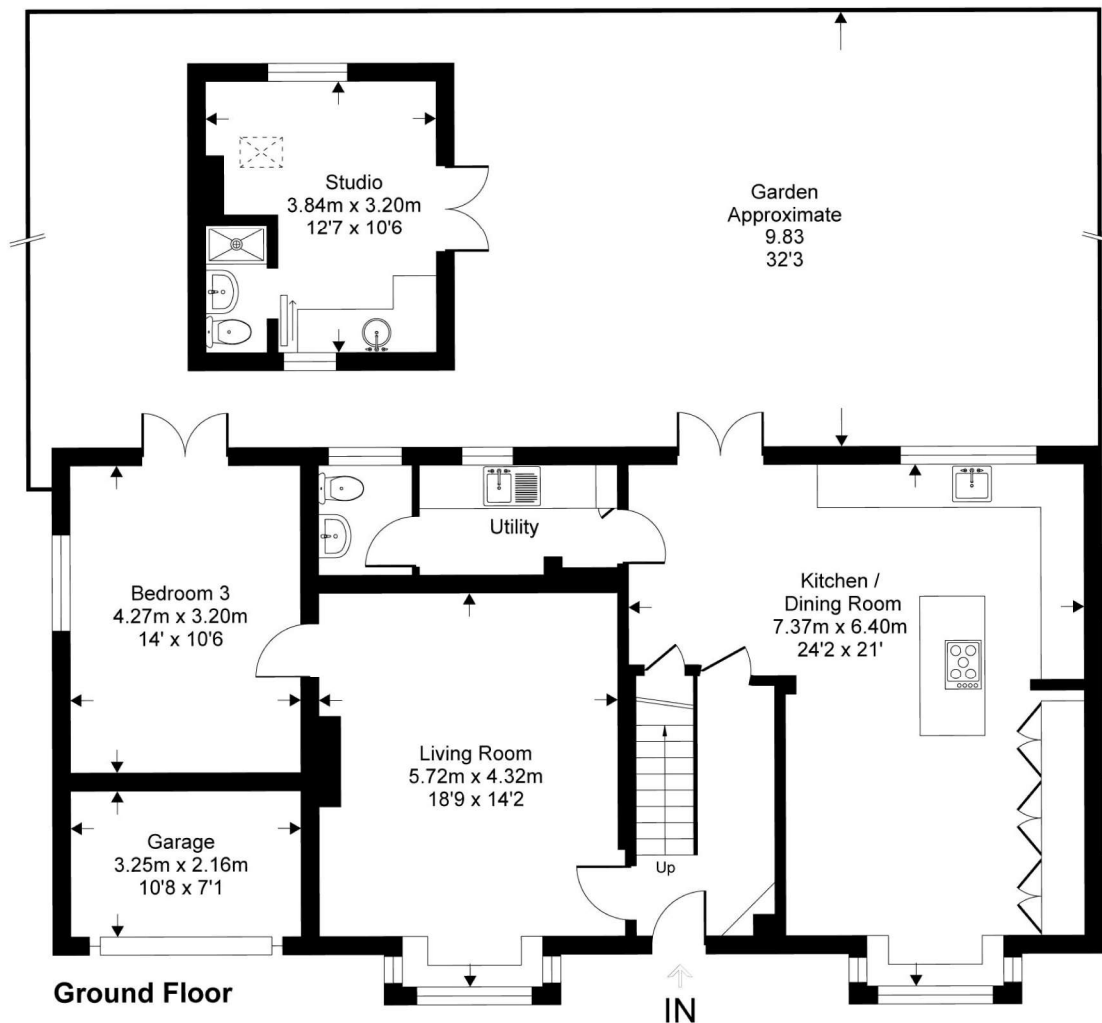
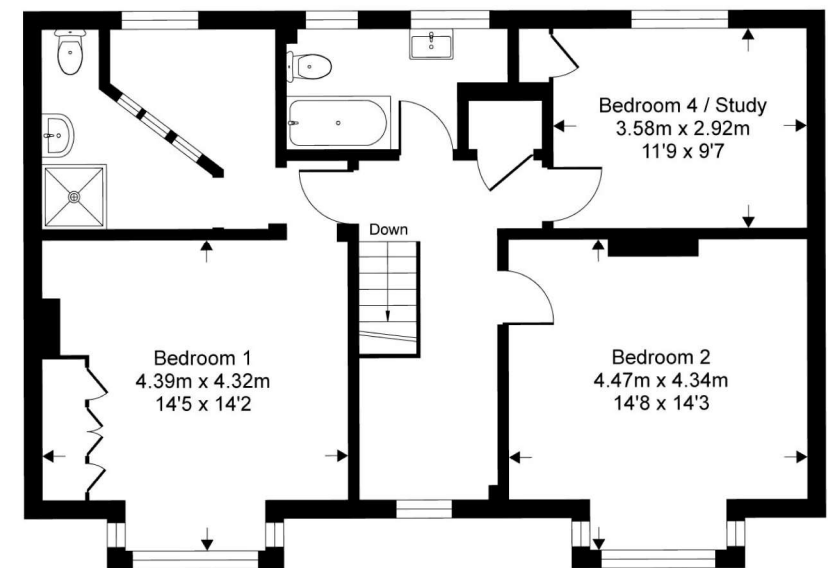
Windyridge House

Approximate Gross Internal Area = 164 sq m / 1770 sq ft

Approximate Garage Internal Area = 7 sq m / 72 sq ft

Approximate Outbuilding Internal Area = 12 sq m / 134 sq ft

Approximate Total Internal Area = 183 sq m / 1976 sq ft



First Floor

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. Under Section 21 of Estate Agents Act 1979, we advise that a member of staff has a personal interest in the sale of this property. 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: October 2026 Photographs Dated: October 2026

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