

**RUSH
WITT &
WILSON**



Forge House Udimore Road, Udimore,, East Sussex TN31 6AY
Guide Price £750,000

Rush Witt & Wilson are pleased to offer an impressive detached Grade II Listed early Victorian property. The generously proportioned and well presented accommodation is arranged over two floors and comprises an elegant drawing room, dining room, family room/ ground floor bedroom, kitchen / breakfast room, utility room, studio/ store and cloakroom. On the first floor there are three double bedrooms, one with en suite shower room and a family bathroom. There is an adjoining forge with potential and a further detached outbuilding. Good size garden (in excess of 1/4 acre) from which rural views are enjoyed. Parking to the front for several cars. For further information and to arrange a viewing please contact our Rye Office 01797 224000



Locality
Forge House occupies a semi-rural setting on the edge of Udimore only a short drive from the Ancient Cinque Port town of Rye, which offers extensive shopping, sporting and recreational amenities.

The Abbey Town of Battle is also readily accessible as is the the A28 giving access to the historic coastal town of Hastings and to Tenterden.

Situated in an area of outstanding natural beauty the property is surrounded by beautiful undulating countryside containing many places of general and historic interest as well as rural walks.

Porch

Reception Area
Window to the rear. Stairs to first floor. Single door opens to Drawing Room

Cloakroom
7'1" x 3'1" (2.16 x 0.94)
Wash basin and wc. Window to the rear.

Drawing Room
22'1" x 14'5" (6.74 x 4.41)
A light and airy room with high ceilings. Two windows to the front. Fireplace with log burner. Built in alcove cupboards to either side with display shelving over.

Family Room / Bedroom
14'8" x 14'6" (4.48 x 4.42)
Window to the front. Fireplace with log burner. Currently a family room / office but could be used as an additional bedroom.

Dining Room
13'10" x 10'9" (4.23 x 3.29)
A double aspect room with door to the side and window to the rear. Fireplace with inset log burner.

Kitchen / Breakfast Room
16'2" x 14'10" (4.95 x 4.53)
Extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop. Inset hob. Butler sink. Upright unit with oven / grill. Space for table and chairs. Double doors to the rear opening to courtyard and garden. Space and plumbing for dishwasher. Window to the front.

Lobby
Door to the front.

Studio / Store
16'8" x 8'2" (5.09 x 2.49)
Door to the rear.

Utility Area
16'0" x 5'5" (4.9 x 1.67)
Fitted with a range of cupboard / drawer base units and wall cabinets. Space and plumbing for washing machine. Space for further appliances. Floor standing boiler. Two windows to the side.

First Floor Landing
Stairs rise from the Reception Area. Window to the side. Access to loft space.

Bedroom
14'9" x 12'3" (4.51 x 3.75)
Window to the front. Two built in wardrobes.

Ensuite shower Room
9'0" x 7'11" (2.75 x 2.42)
Walk in shower, contemporary wash stand with twin basins and wc. Window to the front.

Bedroom
14'5" x 14'4" (4.41 x 4.37)
Double aspect with windows to the front and side. Built in wardrobes.

Bedroom
14'3" x 12'2" (4.35 x 3.71)
Window to the rear with distant rural views. Built in cupboard and wardrobe.

Bathroom
10'3" x 4'11" (3.14 x 1.50)
A white suite comprising bath, wash basin and wc. Shelved over stairs cupboard. Window to the rear.

Cellar
13'9" x 6'10" (4.2 x 2.1)
Accessed via a trap door and steps descending from Reception Hall. Light. Ideal for wine storage.

Outside
There is a raised lawn to the front.

Gated access to either side leading to a good size rear garden.

There is a courtyard / terrace immediately behind the property with steps rising to lawn with established borders and a variety of mature trees and shrubs. Enclosed cultivated area. Summerhouse with rural views.

Parking
There is parking to the front for several cars.

Outbuilding
A detached outbuilding which was previously a former stable comprising two inter connecting rooms. Door to the side. Currently used for storage but may be suitable for other purposes.

Room 1
11'6" x 6'2" (3.51 x 1.88)

Room 2
11'8" x 9'6" (3.56 x 2.91)

The Old Forge.
Attached to the house by covered walkway, a single storey building with double doors and window to the front. Personal door to the rear. Brick paved floor. Forge bed in and a set of bellows in situ. Would make a great home office / studio, subject to any necessary consents.

Room 1
13'9" x 11'0" (4.21 x 3.37)

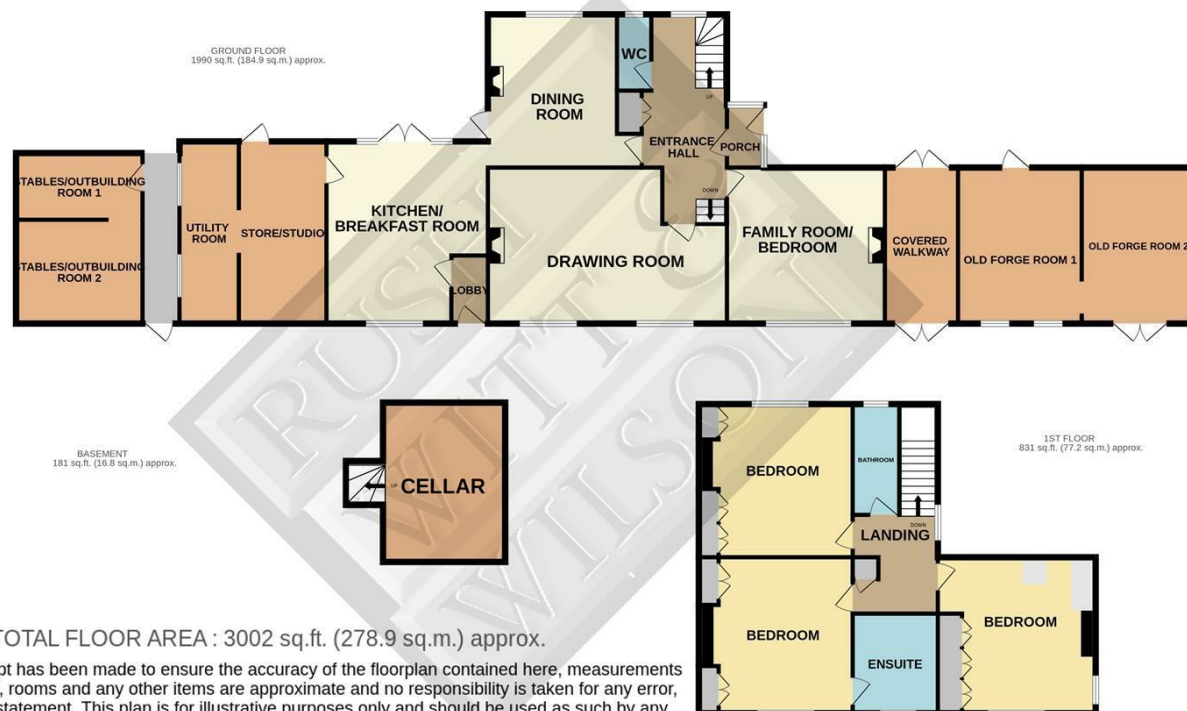
Room 2
13'8" x 10'6" (4.19 x 3.21)

Agents Notes
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 G





TOTAL FLOOR AREA : 3002 sq.ft. (278.9 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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