

PHILLIPS & STUBBS



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COUNTRY



Woodside Lodge is set well back from a country lane on the rural outskirts of the village of Broad Oak within walking distance of the local amenities which include a doctor's surgery, bakery, primary school and convenience store. The nearest mainline station with a direct service to London (Charing Cross and Cannon Street) is at Robertsbridge (8 miles). The Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, cobbled streets and fine period architecture is 7 miles. The town has an extensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From Rye there are train services to Eastbourne and to Ashford from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks, including nearby Brede Woods. Other local towns include Tenterden with its treelined High Street, Battle (7 miles) with its historic Abbey and Hastings with its seaside promenade and Priory Meadow shopping centre. Broad Oak primary school is within half a mile and secondary schools are available at Rye, Battle and Robertsbridge.

Forming a detached house presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises **entrance hall**, L shaped with built in cupboard. **Living room** with open fire having a stone surround, stairs to the first floor, bar area with double doors out to the rear garden. **Dining room** having woodblock flooring. **Study** overlooking the rear garden.

Kitchen/breakfast room fitted with a range of base and wall mounted units, electric hob and oven, space for fridge/freezer, larder cupboard. Door though to a **side lobby/utility room** with oil fired boiler, cloakroom, store room, door to the integral garage and out to the rear garden. **Utility room** has space and plumbing for a washing machine.

First floor landing, built in airing cupboard, hatch to loft, additional large walk in storage cupboard. **Bedroom 1** has built in wardrobes, window to front and an **en suite bathroom** comprising panelled bath, w.c and wash hand basin.

Bedroom 2 wash hand basin on stand, window to front. **Bedroom 3** window to front. **Bedroom 4** wash hand basin on stand. **Bedroom 5** window to rear. **Family bathroom** comprises panelled bath, w.c and wash hand basin.

Outside: The property is approached off the lane up a drive to a large area of turning/parking and leading to an integral garage. Lawned front garden leads around to the rear and continues being interspersed with mature shrubs and established trees, the whole being hedge and fence enclosed extending to just under 1 acre (to be verified).

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Oil heating. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 49Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £695,000 freehold

Woodside Lodge, Furnace Lane, Broad Oak, TN31 6ES



A detached five bedroom house set back off a rural lane within established gardens of just under 1 acre.

- Entrance hall • Living room with open fire and bar area • Dining room • Study • Kitchen/breakfast room
- Side lobby/utility /cloakroom • First floor landing • Bedroom 1 with en suite bathroom • 4 further bedrooms
 - Family bathroom • Oil heating • EPC rating D • Off road parking • Integral garage
 - Good sized gardens extending to approx. 1 acre (to be verified)

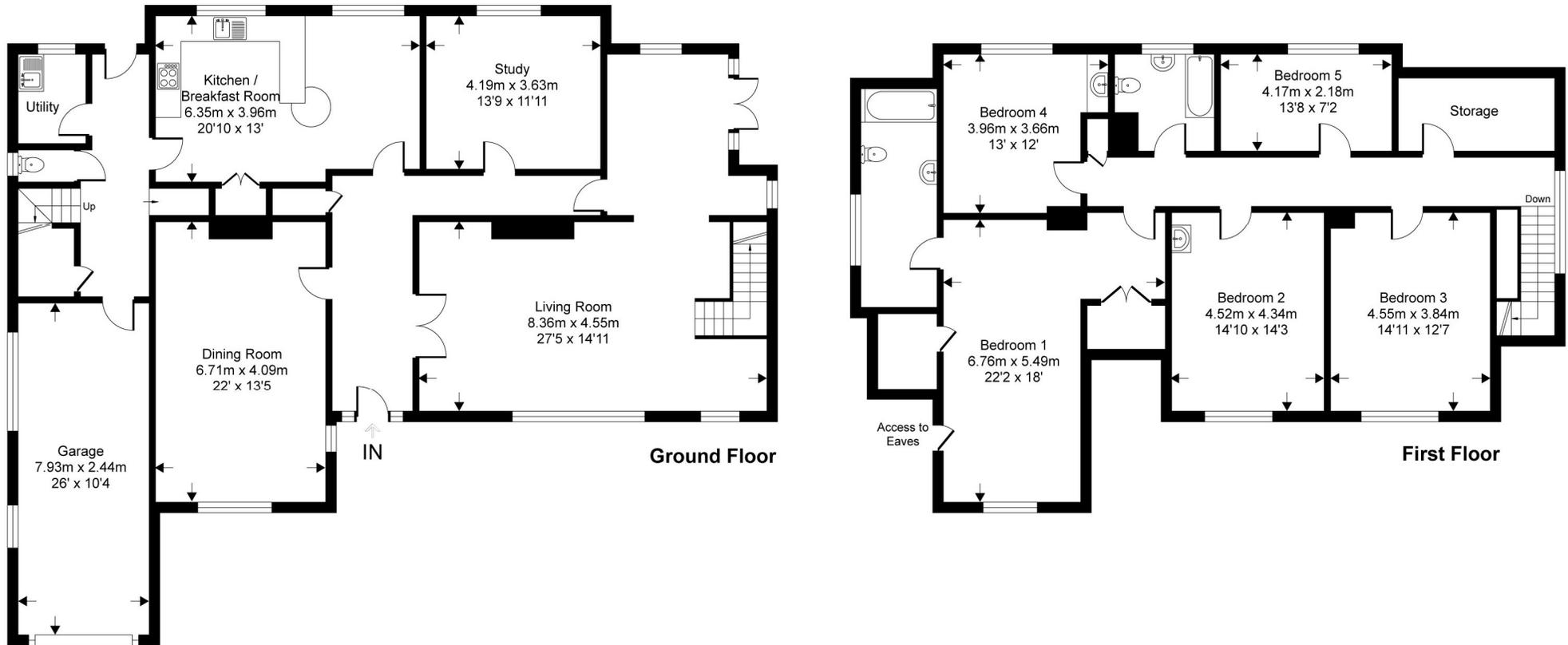
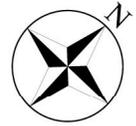


Directions: Travelling south on the A28, pass through the village of Northiam and continue for approximately 3 miles. On entering Broad Oak, turn left into Furnace Lane where the property will be found after a short distance on the left handside.

Leave Rye on the B2089 in a westerly direction towards Battle and proceed for approximately 6 miles until reaching the crossroads at Broad Oak. Turn right towards Northiam and after about a quarter of a mile, turn right into Furnace Lane where the property will be found after a short distance on the left handside.

Woodside Lodge

Approximate Gross Internal Area = 297.9 sq m / 3207 sq ft
Approximate Garage Internal Area = 24.9 sq m / 269 sq ft
Approximate Total Internal Area = 322.8 sq m / 3476 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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