



ESTATE AGENTS

Rosenden, Udimore Road, Rye, TN31 6DG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £675,000

**** GUIDE PRICE £675,000 TO £700,000 ****

PCM Estate Agents are delighted to present to the market this well-presented FOUR BEDROOM, TWO BATHROOM, DETACHED BUNAGLOW, situated behind private gates with a BEAUTIFUL FRONT GARDEN, GARAGE and OFF ROAD PARKING, in the sought-after village of Broad Oak.

Accommodation comprises a welcoming entrance hall leading to a bright LIVING-DINING ROOM with double doors opening onto a CONSERVATORY overlooking the front garden. There is a NEWLY FITTED KITCHEN with a SEPARATE UTILITY ROOM, FOUR BEDROOMS with the master benefitting from a NEWLY FITTED WALK-IN SHOWER ROOM, and a MODRN FAMILY BATHROOM.

Externally the property offers a PATIO REAR GARDEN with access via a personal door to the GARAGE having power, lighting and electric up and over door, as well as OFF ROAD PARKING for multiple vehicles. To the front, the property is set behind PRIVATE GATES and features a well-maintained garden, mainly laid to lawn with a FEATURE POND providing an excellent space to relax and unwind.

Please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opneing to:

SPACIOUS ENTRANCE HALL

Radiator, base unit storage cupboards, further cupboard with shelving space also housing the hot water tank, access to loft via loft hatch, wall mounted thermostat, door opening to:

LOUNGE-DINER

22'2 x 16'6 max narrowing to 12'2 max (6.76m x 5.03m max narrowing to 3.71m max)
Radiator, stone feature fireplace surround with opening and stone hearth, wall and ceiling lights, double glazed bow window to front aspect, double doors opening to:

CONSERVATORY

11'3 x 8'7 (3.43m x 2.62m)

Double glazed windows to side and front aspects, tiled flooring, double glazed patio doors opening onto the later described front garden.

KITCHEN-BREAKFAST ROOM

13'3 x 9'9 (4.04m x 2.97m)

Newly fitted and comprising a range of eye and base level units with five ring gas hob, extractor above and electric oven below, space and plumbing for dishwasher, stainless steel sink with mixer tap, seating area, part tiled walls, tiled flooring, radiator, double glazed window to side aspect, door opening into:

INNER LOBBY/ BOILER ROOM

Wall mounted gas boiler, cupboard housing the electric consumer unit and electric meter, personal door to side providing access to the rear garden, further sliding door opening to:

UTILITY ROOM

5'6 x 5'6 (1.68m x 1.68m)

Space and plumbing for washing machine, space for tumble dryer, part tiled walls, tiled flooring, radiator, Velux style window.

BEDROOM

13'4 x 11'9 (4.06m x 3.58m)

Built in wardrobe with hanging space and additional shelving above, radiator, double glazed window to rear aspect, door opening to:

EN-SUITE

Newly fitted and comprising a walk-in shower with waterfall style shower head, dual flush wc, wash hand basin with storage beneath and vanity mirror above, chrome heated towel rail, tiled flooring, tiled walls, frosted double glazed window to side aspect.

BEDROOM

13'4 max narrowing to 9'3 x 10'1 (4.06m max narrowing to 2.82m x 3.07m)

Radiator, double glazed sliding doors opening to the rear garden.

BEDROOM

13'4 x 8'9 (4.06m x 2.67m)

Radiator, double glazed window to side aspect.

BEDROOM

13'5 x 9'7 (4.09m x 2.92m)

Radiator, double glazed window to side aspect.

OUTSIDE - FRONT

Private gated entrance leading to a large driveway providing off road parking for multiple vehicles, leading to the garage, large area of lawn with a variety of mature tree and shrubs, fenced boundaries, gated side access to both sides, brick built feature pond.

GARAGE

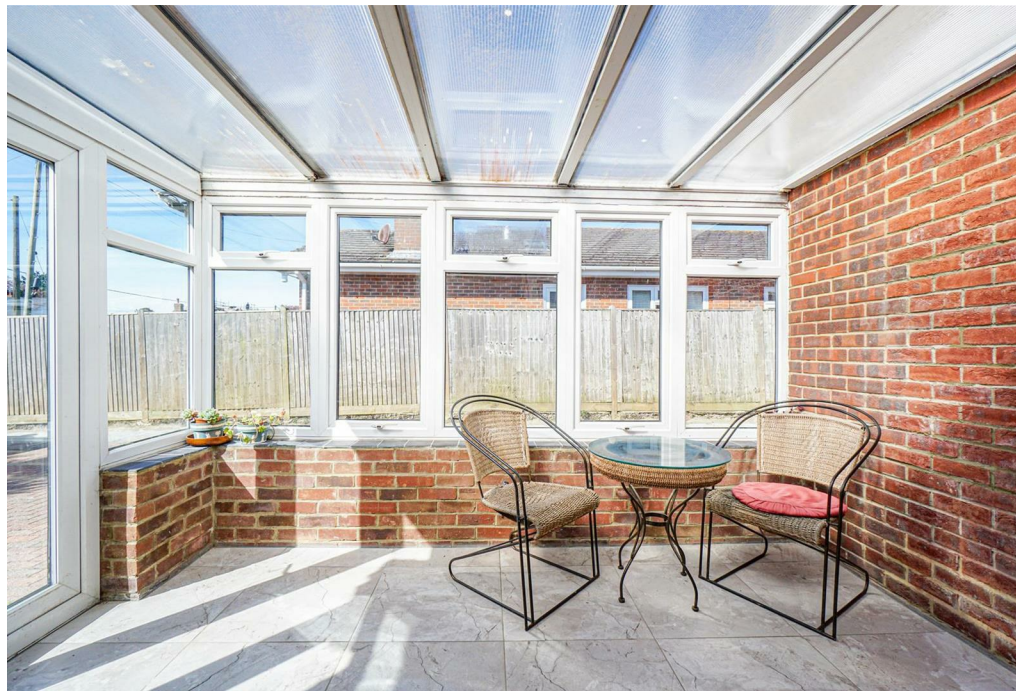
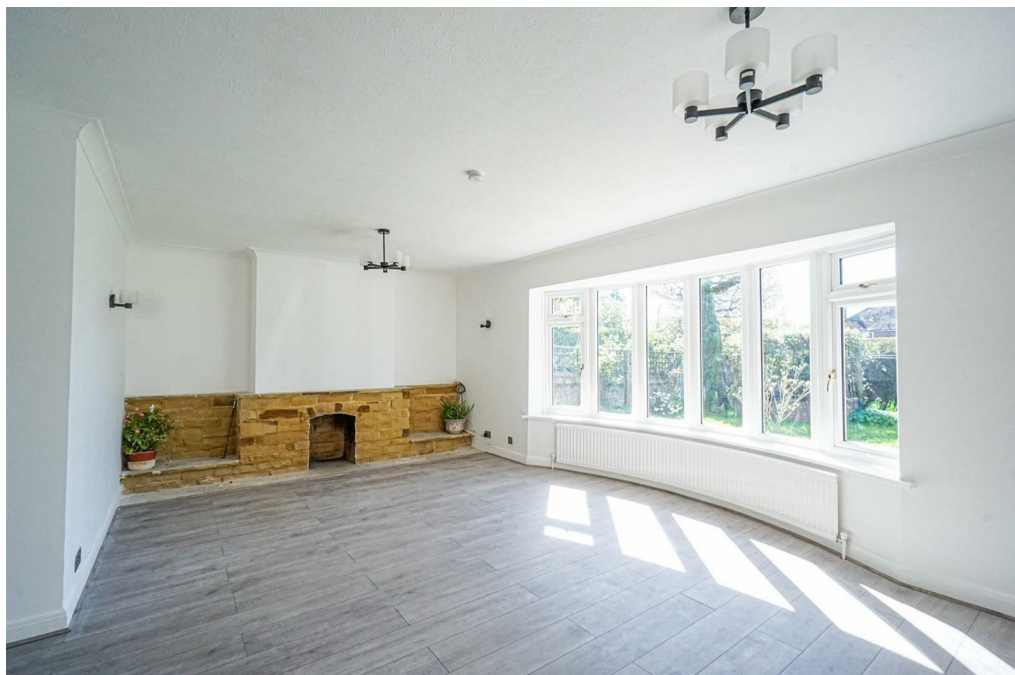
17' x 10'3 (5.18m x 3.12m)

Electric up and over door, power and lighting, personal door to the rear garden and double glazed window to rear aspect.

REAR GARDEN

Large patio area, gated side access to the front of the property, personal door to garage and fenced boundaries.

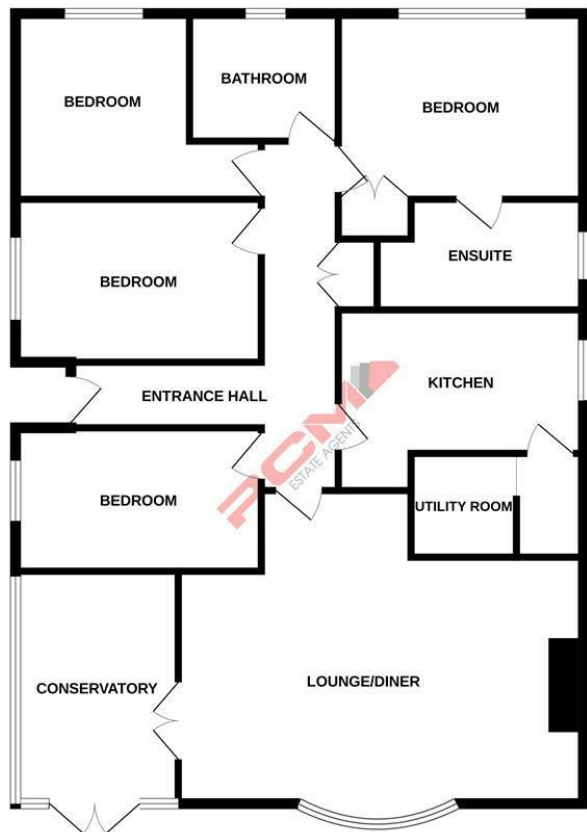
Council Tax Band: E







GROUND FLOOR



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			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.