



**Price**

**£1,450,000**

**Freehold**

5x  2x  2x 

Udimore Road, Broad Oak, Rye, East

Sussex, TN31

*Wards*

Helping you move forwards



## Accommodation

### BASEMENT

Cellar

### GROUND FLOOR

Porch

Entrance Hall

Dining Area: 16'6 x 13'5 (5.03m x 4.09m)

Lounge: 16'3 x 13'11 (4.96m x 4.24m)

TV Room: 16'2 x 14'2 (4.93m x 4.32m)

Kitchen: 14'2 x 13'5 (4.32m x 4.09m)

Cloakroom

Rear Porch

Laundry Room: 12'5 x 8'9 (3.79m x 2.67m)

### FIRST FLOOR

Landing

Bathroom : 13'5 x 8'4 (4.09m x 2.54m)

Bedroom 4: 14'1 x 13'4 (4.30m x 4.07m)

Bedroom 3: 15'10 x 14'0 (4.83m x 4.27m)

Bedroom 1: 16'3 x 14'6 (4.96m x 4.42m)

En-Suite Shower Room: 14'8 x 7'2 (4.47m x 2.19m)

### SECOND FLOOR

Landing

Bedroom 2: 16'1 x 14'0 (4.91m x 4.27m)

Bedroom 5: 13'11 x 12'11 (4.24m x 3.94m)

### OUTSIDE

Driveway

Large Garden

Orchard and Allotment

Swimming Pool

Cattery

Workshops

Office

Potential building plots with

own access



## Main features

- Stunning, spacious Victorian detached house with large rooms and a versatile nature
- Generous grounds (2.29 acres) established, beautifully maintained and home to a fully running profitable cattery business
- A wealth of character features throughout
- Sweeping drive with an electric gate
- Highly desirable location
- Potential building plots with own access



### Nearest Schools

Primary Schools: Brede Primary 0.6 miles, Beckley C of E Primary 2.9 miles, Northiam C of E Primary 3.1 miles

Secondary Schools: Frewen College 2.9 miles, Rye College 5.1 miles, Benenden School 9.2 miles



### Transport Information

Train Stations: Rye 3.5 miles



### Address

Udimore Road, Broad Oak, Rye, East Sussex, TN31



### Directions

For directions to this property please contact us.



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Call Tenterden Branch 01580 766002 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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