

**RUSH
WITT &
WILSON**



White House Udimore Road, Udimore, East Sussex TN31 6AY
Offers In Excess Of £725,000

****VIRTUAL TOUR AVAILABLE ON REQUEST****

A newly constructed detached home with stunning rural views. Sympathetically designed to suit the AONB yet finished in a contemporary style forming an elegant and stylish low maintenance family home. The generous accommodation is arranged over three floors with triple glazing throughout and under floor heating to the first floor. Approached via a wooden five bar gate with ample parking and a covered porch leading into an entrance hall with inner lobby to boiler room and cloakroom. Sitting room with front aspect and impressive open plan kitchen/dining/family room fitted with Neff appliance and with two triple glazed sliding doors enjoying uninterrupted rural views across the Tillingham Valley. The first floor comprises of three double bedrooms with built-in wardrobes a well appointed bathroom and shared en-suite. The master suite occupying the top floor with ample storage and a wet room with under floor heating . Outside the property offers ample parking and a 120ft rear garden which backs onto farmland.

Ideally located just a short drive from the picturesque cinque port town of Rye with direct links to the high speed Ashford to St.Pancras line.



Property approached via a wooden five bar gate and a block paved driveway leading to a COVERED ENTRANCE with exterior lighting and composite front door leading into:-

Entrance Hall

Flooded with natural light with glazed panel to front aspect and light spilling down from the glazed ceiling panel above from the first floor, polished white Grespania tile floor with under floor heating, inset ceiling lighting, under stairs storage.

Inner Lobby

9'6 x 5'2 (2.90m x 1.57m)
Polished white Grespania tiled floor with underfloor heating, triple glazed window to front aspect, triple glazed door with side access, inset ceiling lighting, cupboard housing fuses.

Cloakroom

Fitted with a low level concealed w/c, vanity wash hand basin with mixer tap and storage cupboard beneath, tiled floor, part tiled walls, inset ceiling lighting and extractor.

Boiler Room

5'4 x 4'7 (1.63m x 1.40m)
Housing the base mounted oil fired boiler and megaflo hot water cylinder,extractor, lighting space for washing machine and tumble dryer.

Doorway leading back of the Entrance Hall:-

Sitting Room

15'4 x 10'9 (4.67m x 3.28m)
Dual aspect triple glazed windows to front and side aspect, inset ceiling lighting, carpeted with underfloor heating.

Leading of the Entrance Hall via a wooden and glazed door into:-

Open Plan Kitchen/Dining/Family Room

29'3 x 19'6 (8.92m x 5.94m)
Immediately on entering this spectacular room which is arranged as an open plan kitchen living space you are drawn to the stunning far reaching rural views, which are framed via two sets of large triple glazed sliding doors. These doors open onto a substantial paved Granite terrace ideal for extending the indoors outside. With polished white Grespania tiled floors with underfloor heating, inset ceiling lighting, remote operated Velux windows with rain sensors and triple glazed windows with aspect to both sides.
The contemporary contrasting high gloss kitchen comprises of base units with deep pan soft close doors, corner carousel, fitted pull out bin, full height pantry style cupboard with fitted drawers, marble work surface with matching upturns and splash-back, inset 1 1/2 bowl stainless steel sink with mixer tap, integral dishwasher, wine cooler,

integral larder style fridge and freezer, two eye level hide and slide Neff ovens, five ring Neff induction hob and stainless steel extractor over.

First Floor

Carpeted stairs with concealed inset Astro lighting, Oak and glazed balustrade,

Landing

Carpeted, triple glazed windows the front and rear aspect the later enjoying stunning far reaching views across the Tillingham valley and Rother Levels , radiator, inset ceiling lighting and toughened 35mm glass floor panel with aspect down to entrance hall.

Bedroom

10'2 x 13'5 (3.10m x 4.09m)
Triple glazed window to rear aspect enjoying the stunning far reaching rural view across the valley, ceiling and wall bedside lighting, radiator, two fitted wardrobes and doorway to bathroom

Bathroom

10'2 x 8'2 (3.10m x 2.49m)
With 'Jack and Jill' doors accessing the bathroom from the landing or as an en-suite from bedroom two. Well appointed with a matching suite comprising a deep double ended paneled bath with mixer taps, concealed w/c in a vanity uni with wash hand basin with mixer tap and storage cupboards and drawers, glazed shower screen leading to a concealed tray shower with shower attachment and fixed rainfall shower head, tiled floor, part tiled walls, mirror with sensor touch lighting, inset lighting, heated towel rail, extractor and opaque triple glazed windows to front aspect.

Bedroom

10'9 x 12'8 (3.28m x 3.86m)
Triple glazed window to front aspect, ceiling and wall mounted bedside lighting, radiator, two fitted wardrobes and doorway leading to shared en-suite.

En-suite Shower Room

Fitted with a concealed low level w/c, vanity wash hand basin with mixer tap and storage beneath, glazed screen shower with concealed shower tray shower attachment and fixed rail fall shower head, triple glazed opaque window to side aspect, tiled floor, part tiled walls, mirror with sensor lighting,

Bedroom

Triple glazed windows to rear aspect with stunning far reaching rural views, ceiling and wall mounted bedside lighting, two fitted wardrobes, radiator and door to above en-suite shower room.

Second Floor/Master suite

Fully carpeted stairs with concealed inset Astro lighting and glass and Oak balustrade.

Landing

Carpeted with fitted eaves storage cupboards, inset lighting Velux windows to rear aspect with remote operated blind.

Master Bedroom

14'4 x 11'10 (4.37m x 3.61m)
Built-in wardrobe, radiator, two Velux windows with remote operated blinds

Wet Room

11'4 x 7'6 (3.45m x 2.29m)
Fitted with a concealed low level w/c and vanity wash hand basin with mixer tap storage cupboards and drawers, concealed shower tray with fixed rainfall shower head over, tiled floor with under floor heating, part tiled walls, heated towel rail, opaque triple glazed windows to side aspect, mirror with sensor lighting.

Outside

Front

Enclosed with post and rail fencing with wooden five bar gated accessed, fence enclosed area for oil tank and bins, access on either side of the property leading to the rear with water tap.

Rear Garden

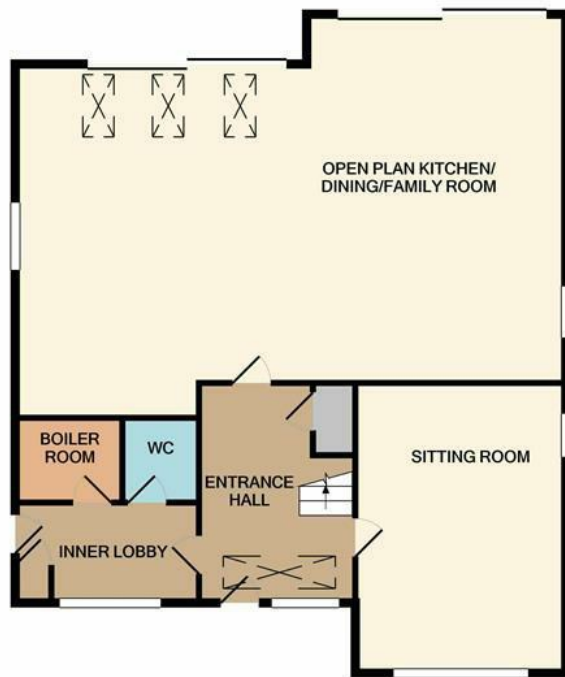
Enclosed with a combination of close board fencing and Chestnut post and rail, extending to 120ft, remote operated exterior lighting and a substantial paved Granite terrace ideal for outdoor entertaining leading onto a level lawn and backing onto farmland with stunning far reaching views across to the Rother Levels stretching to Tenterden and the North Downs

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.

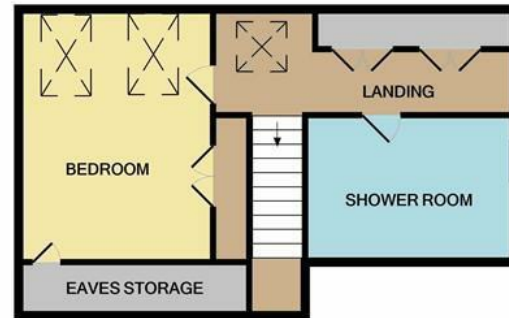




GROUND FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(83.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.7 SQ.M.)

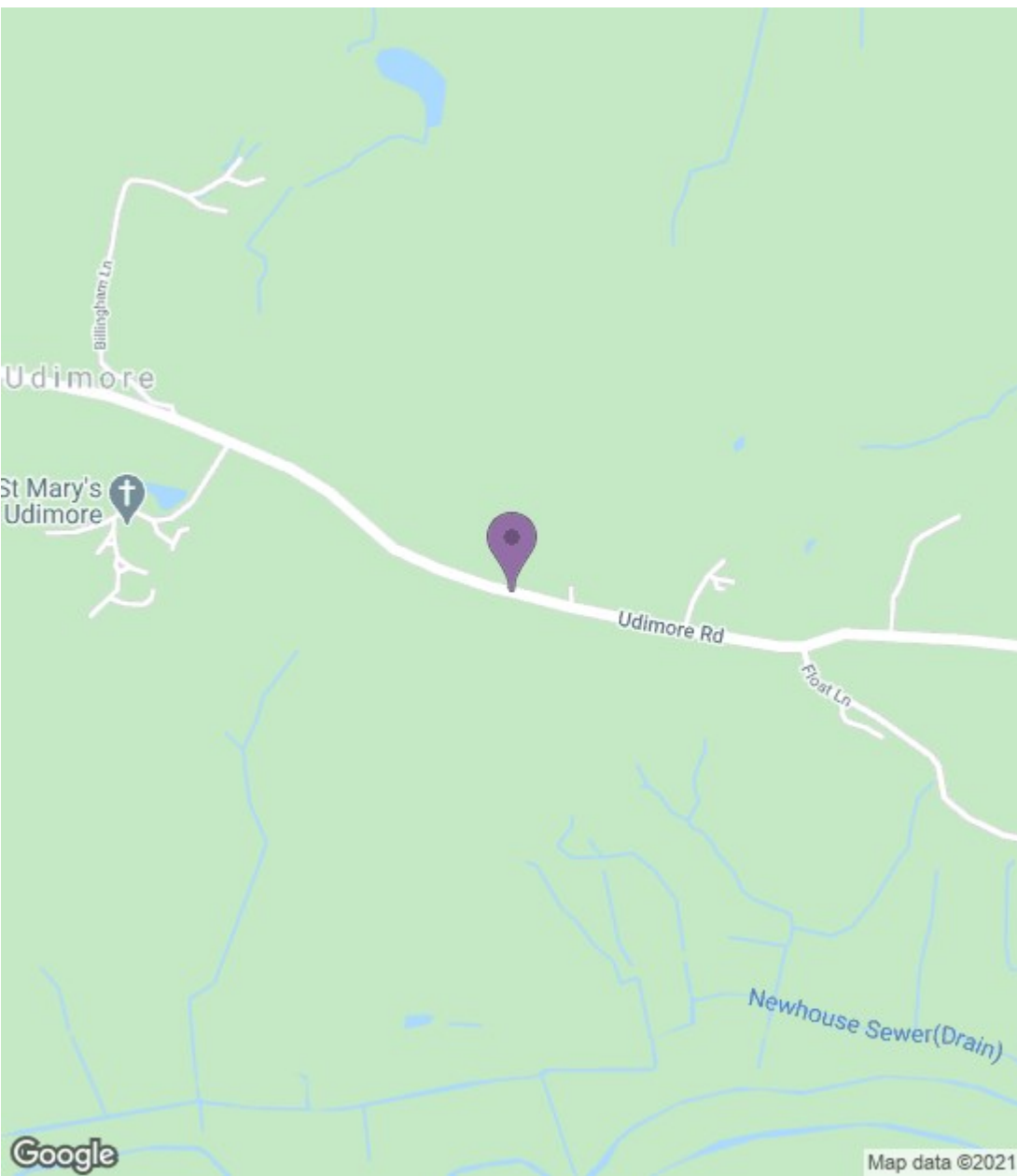


2ND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2106 SQ.FT. (195.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

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