

**RUSH  
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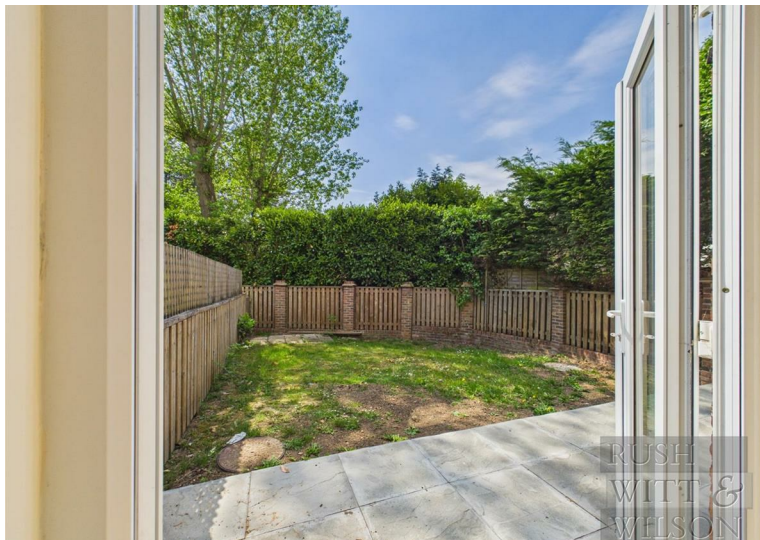
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**Oak Tree Cottage, 4 Rhias Glade, Broad Oak, Rye, East Sussex TN31 6DF  
Guide Price £345,000 Freehold**

**Rush Witt & Wilson are pleased to offer an attached village home, conveniently located in the heart of Broad Oak. The well presented accommodation comprises entrance hallway, cloakroom/wc, kitchen/breakfast room and living room with double doors opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom. The property benefits from two allocated parking spaces and there is generous access to the right hand side leading to the rear garden that incorporates a paved terrace and an level area of lawn, all enjoying a southerly aspect. Offered CHAIN FREE.**

**Local amenities include a general store, bakery, active community hall which also hosts a local farmers market, public houses/restaurants and doctors surgery. The village is within an area of outstanding natural beauty surrounded undereating countryside containing many places of general and historic interest. The areas primary towns are Rye, Battle, Hastings and Tenterden are only a short drive away and offer further sporting, shopping and other amenities.**

**For further information and to arrange a viewing, please contact our Rye office on 01797 224000.**





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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

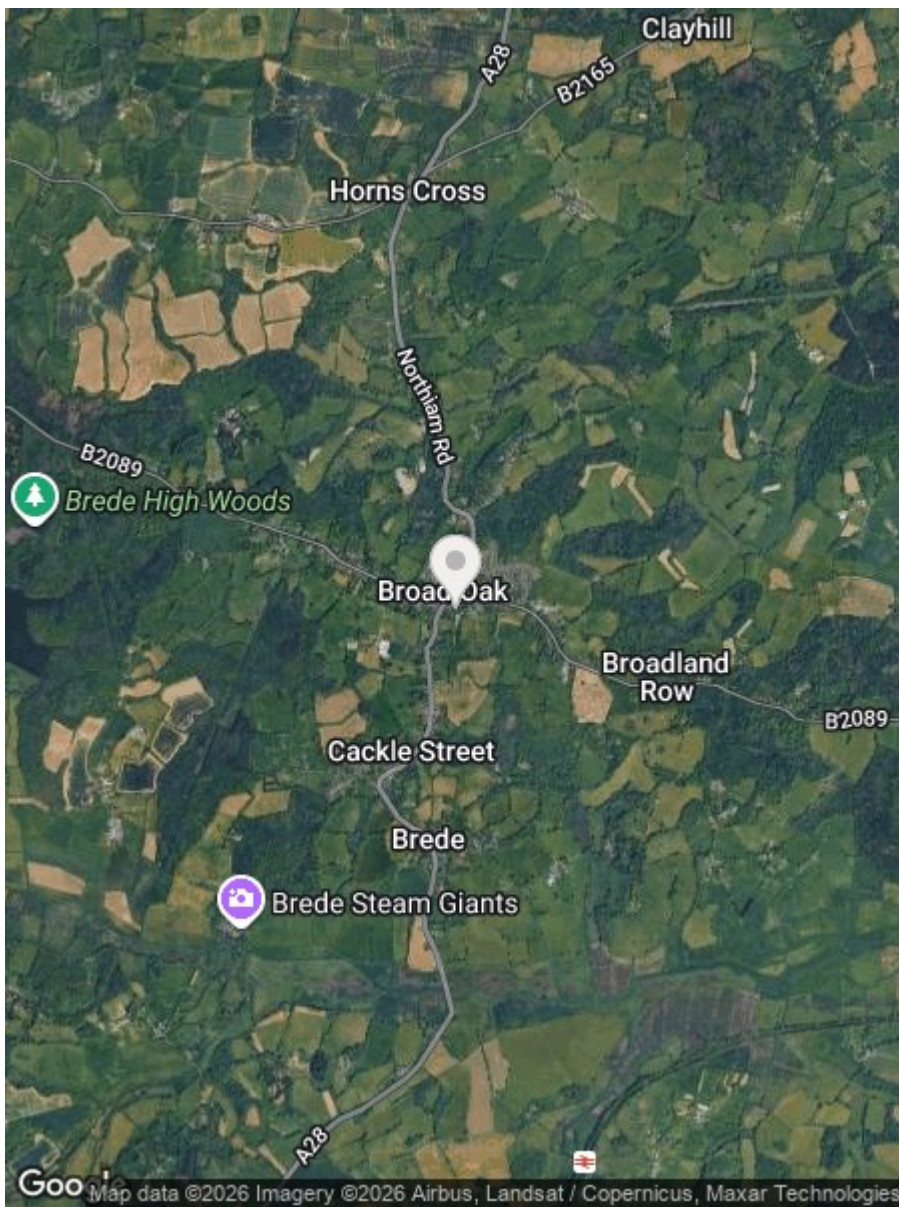
65.1 m<sup>2</sup>

699 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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