

**RUSH
WITT &
WILSON**



**The Laurels Udimore Road, Udimore, Rye, East Sussex TN31 6BE
Offers In Excess Of £650,000**

Rush Witt & Wilson are pleased to offer a substantial DETACHED DOUBLE FRONTED VILLAGE HOME, having been sympathetically extended to provide spacious and versatile accommodation, considered ideal for family occupation.

The well presented accommodation comprises sitting room and dining room to the front, each with bay windows, triple aspect living room, the hub of the home is a well appointed kitchen / breakfast room with utility area and cloakroom off.

The first floor comprises a master bedroom with en suite shower room, three further double bedrooms and a family bathroom.

Large garden to the side. Detached double garage with useful space over. Detached Studio / Summerhouse

For further information and to arrange a viewing please call our Rye Office 01797 224000



Locality

The Laurels occupies a semi-rural setting in the village of Udimore only a short drive from the ancient town of Rye. Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a fine selection of public houses and restaurants. There is primary and secondary schooling in the Rye, weekly farmers' and general markets and a sports centre. A railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed service (approx. 38 minutes) to London. The Abbey town of Battle is also near by as is the historic coastal town of Hastings and Tenterden each offering extensive facilities. Situated in an area of outstanding natural beauty the property is surrounded by undulating countryside containing many places of general and historic interest as well as rural walks.

Entrance hall

Stairs rise to the first floor.

Reception / Sitting Room

14'7" x 12'4" (4.45 x 3.76)
Window to the front. Fireplace with inset log burner. Two radiators.

Dining Room

14'9" x 12'2" (4.5 x 3.73)
Open fireplace with a pine surround / mantel. Two radiators..

Kitchen / Breakfast Room

15'4" x 12'0" (4.69 x 3.66)
The heart of the home, connecting the sitting room with the living room. Fitted with a range of oak doored cupboard and drawer base units with matching display / storage shelves. Complementing wooden work top, inset butler sink with mixer tap. Space and point for range, glass back plate and extractor over. Integrated dishwasher. Window to the rear. Tiled floor. Radiator.

Utility Room

6'3" x 6'1" (1.91 x 1.86)
Butler sink with mixer tap. Space and plumbing for washing machine. Floor standing boiler. Window to the side.

Cloakroom

3'7" x 2'9" (1.11 x 0.86)

Living Room

18'11" x 16'11" (5.77 x 5.16)
A light and airy room with double doors from the kitchen / breakfast room and a door also directly from the sitting room. Triple aspect with window to the front, two to the side, another and double doors to the rear. Oak flooring. Two radiators.

Rear Porch

Stable door from the kitchen. Window to the rear. Door leading out onto terrace and garden.

First Floor Landing

Stairs rise from the Entrance Vestibule. Access to loft space. Shelved linen cupboard.

Master Bedroom

16'11" max x 15'5" (5.18 max x 4.7)
Double aspect with windows to the side and rear, overlooking the garden and farmland beyond. Radiator.

En suite Shower Room

8'6" x 7'8" (2.6 x 2.35)
Large shower cubicle, twin wash hand basins and wc. Heated towel rail. Window to the rear.

Bedroom

12'7" x 12'4" (3.84 x 3.77)
Window to the front. Built in wardrobe. Radiator.

Bedroom

10'0" x 8'8" (3.05 x 2.66)
Window to the rear. Radiator.

Bedroom

12'6" x 12'4" (3.83 x 3.76)
Window to the front . Radiator.

Family Bathroom

7'11" x 6'11" (2.43 x 2.12)
A white suite comprising panel bath with mixer tap / shower, pedestal wash basin and wc. Separate shower cubicle. Window to the rear. Radiator.

Outside

The garden is a particular feature incorporating a paved terrace to the rear, accessed from the kitchen and living room, an ideal space for entertaining / alfresco dining. Well stocked borders. Large lawn extending to the side, enjoying a westerly aspect with Summerhouse and an inset productive vegetable garden.

Mature hedging to the front and large graveled hard standing proving off road parking for several cars and access to the detached garage.

Summerhouse / Studio

14'7" x 9'1" max (4.45m x 2.77m max)
A charming garden room with light, power and water connected, Windows to the side and double doors to the front. Considered suitable for a variety of purposes, subject to any necessary consents.

Garage

25'10" x 18'4" (7.88 x 5.6)
A substantial detached building with two electric doors to the front and personal door to the side. Light and power connected. Useful loft storage. External step rise to further storage space currently utilised as a home office, with skylight to the rear.

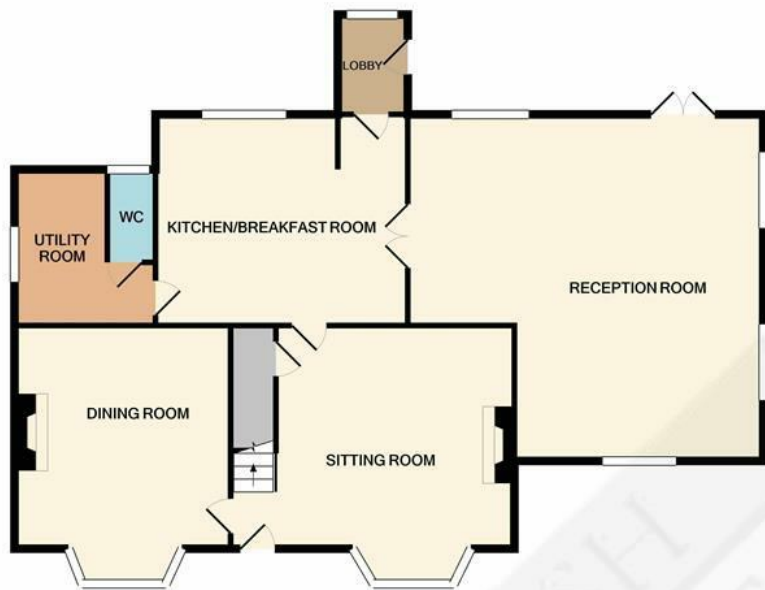
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

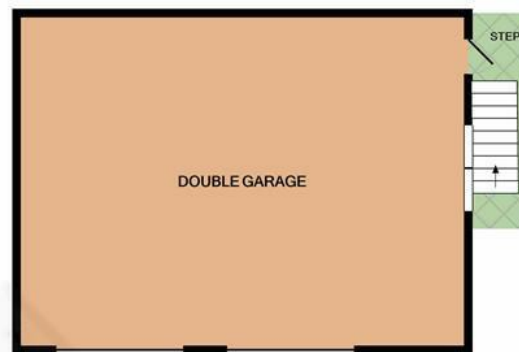
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - D





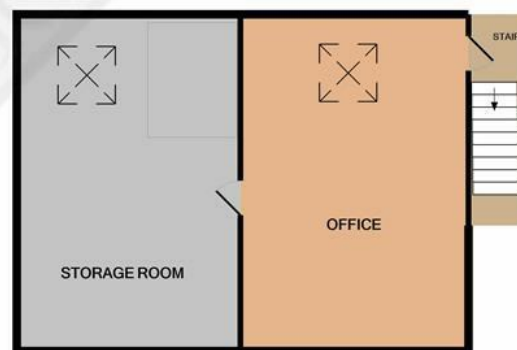
GROUND FLOOR
APPROX. FLOOR
AREA 1013 SQ.FT.
(94.1 SQ.M.)



DETACHED GARAGE
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 918 SQ.FT.
(85.3 SQ.M.)



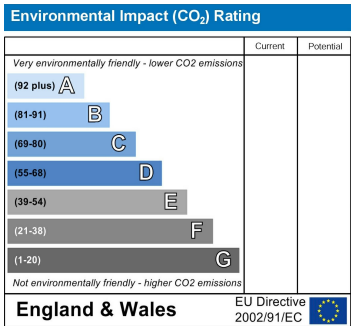
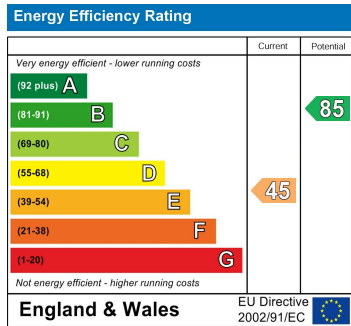
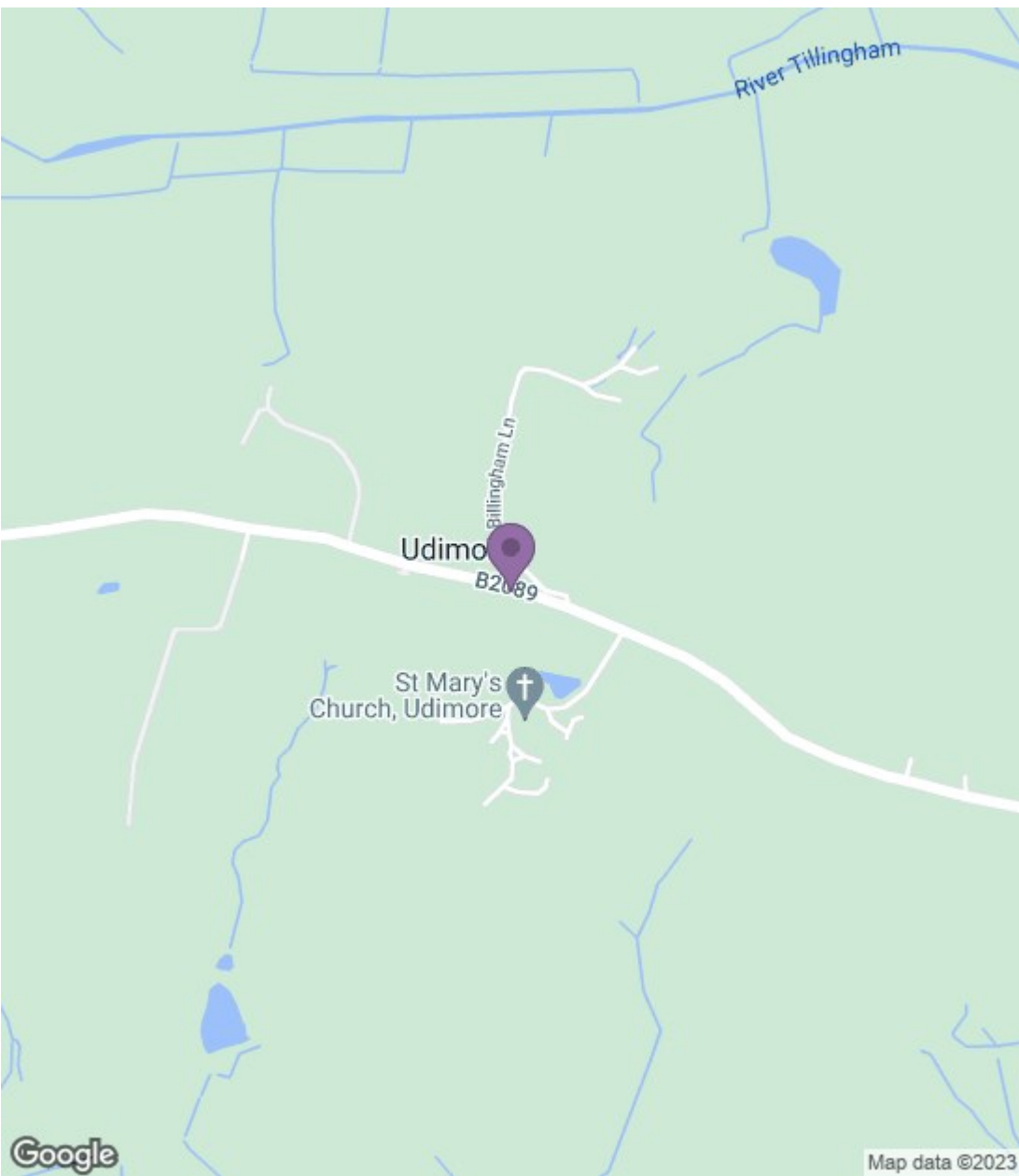
ABOVE GARAGE
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2933 SQ.FT. (272.5 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 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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