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**Windyridge House, Udimore Road, Broad Oak, East Sussex, TN31 6DG.  
Offers In Excess Of £775,000 Freehold**

An exceptionally well presented and fully renovated four bedroom detached family home complete with further studio annex accommodation location within the highly desirable Village of Broad Oak. This impressive home enjoys both stylish and incredibly adaptable living accommodation comprising a generous 18ft main living room with bay window and fireplace with fitted wood burning stove, optional ground floor bedroom, Office or playroom with French doors leading to the rear garden, stunning 21ft fitted kitchen / dining room with matching island unit and French doors to the rear, separate utility room and useful WC. A striking and well-lit landing serves a spacious master bedroom with walk-in dressing room and en-suite shower room, two further generous bedrooms and main bathroom suite. Outside enjoys a private and low maintenance rear garden with stunning porcelain terrace providing a choice of pleasant seating areas to enjoy throughout the day, an astro turf area of lawn currently provides a children's play area with garden shed, newly fitted kitchen garden with raised beds and central Oasis studio annex provides optional annex accommodation complete with kitchenette and shower room currently run as a successful Airbnb. To the front provides ample off road parking and landscaped front garden providing a further seating area. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, Village Bakery, convenience store, well regarded local Primary School and Nursery. Further High Street shopping are available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.



## Front

Off road parking to front over an aggregate driveway, high level close board fencing incorporating gate to rear garden, log store, flagstone path from driveway leading to a covered main entrance, sleeper edged planted rose and flower beds to front, established hedgerow with pedestrian gate to roadside, lavender edged path and specimen hydrangeas, porcelain paved seating area to front, covered entrance with quarry tile flooring and external lighting, decorative glazed Oak front door, EV charge point,

## Hallway

Oak front door with decorative viewing panes, wood effect herringbone LVT flooring, cast iron radiator, low level cupboard housing the consumer unit and electric meters, painted staircase to first floor accommodation with carpeted runner and full height painted spindles, handrail, painted one over three door to living room and kitchen/dining room severally.

## Living Room

18'7 x 14'2 (5.66m x 4.32m)

Painted one over three internal door, wood effect herringbone LVT flooring, upvc bay window to front aspect with fitted plantation shutter blind, timber window seat and cast iron radiator below, series of wall lights, chair rail, further radiator, exposed brick fireplace housing a cast-iron Firebelly stove over a decorative tile hearth, power and TV points, internal door to:

## Bedroom Four/Further Reception Room

14' x 10'5 (4.27m x 3.18m)

Painted one over three door, wood effect herringbone LVT flooring, obscure upvc window to side aspect, upvc French doors to the rear garden, ceiling downlights, electric radiator, power points.

## Kitchen/Dining Room

21'9 x 21' (6.63m x 6.40m)

Painted one over three door from hall, wood effect herringbone LVT flooring, aluminium window and French doors to the rear aspect, upvc bay window to the front aspect with fitted window seat and plantation shutter blinds, column radiator, space for dining table and chairs with pendant lighting over. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath marble effect Calcutta gold Silestone counter tops complete with matching upstands and engineered drainer grooves, brass door furniture, under mounted butler sink with brass rinser tap, marble tile splashback tiling, fitted eye level display cabinets with feature under lighters, integrated Bosch dishwasher, ceiling downlights, recess for an American style fridge freezer with water dispenser, adjacent tower larder and twin half height Neff integrated ovens with slide and hide doors, matching island unit with Silestone counter top incorporating breakfast bar with space for stools below, under counter space with wine cooler, pull out bin, inset four ring induction hob with extractor, variety of power points. Internal part-glazed one over three door to the utility room serving the cloakroom, column radiator, understairs storage cupboard.

## Utility Room

8'8 x 5'5 (2.64m x 1.65m)

Internal one over three door, wood effect herringbone LVT flooring, fitted base unit with space for washing machine and tumble dryer below, Silestone counter top with with under mounted one and a half stainless bowl with brass tap, marble tile splashback, upvc window to rear, power points, radiator, full height pull out larder cupboard, door leading to:

## Cloakroom/WC

5'5 x 4'4 (1.65m x 1.32m)

Internal part-glazed door from utility room, obscure upvc window to rear aspect, decorative hexagonal floor tiling, freestanding vanity unit, push flush wc, tiled splashback, ceiling light.

## First Floor

## Landing

Painted staircase with carpeted runner, painted handrail and full height spindles, access panel to loft over landing with pull down ladder, upvc window to front aspect with fitted plantation shutter blind, phone and power points, column radiator, linen cupboard housing a unvented cylinder and slatted shelving.

## Master Bedroom

14'7 x 14'2 (4.45m x 4.32m)

Internal door from landing, wood effect laminate flooring, upvc window to the front aspect with fitted plantation shutter blinds, fitted wardrobes with mirrored doors, complete with hanging rails and shelving, pendant lights, column radiators, power and TV points, open access to:

## Dressing Room

9'6 x 7'7 (2.90m x 2.31m)

Wood effect laminate flooring, column radiator, window to rear aspect, fitted hanging rails and shelving, open access to:

## En-Suite Shower Room

9'5 x 5'7 (2.87m x 1.70m)

Ceramic wall and floor tiling, corner shower enclosure with Aqualisa digital shower controls, internal block window to dressing room, push flush wc, vanity unit, LED lit wall mirror, light and extractor fan.

## Bathroom

10'2 x 5'5 (3.10m x 1.65m)

Internal painted one over three door, stone effect vinyl flooring, two obscure windows to the rear aspect, painted wall panelling, radiator, further brass heated towel radiator, pedestal wash basin and push flush wc, panelled bath suite with brass taps and rinser, mermaid ceramic wall tiling, ceiling downlights.

## Bedroom Three

11'8 x 9'6 (3.56m x 2.90m )

Internal painted one over three door, wood effect laminate flooring, upvc window to the rear aspect, radiator, light, power and TV point, built in cupboard.

## Bedroom Two

14'8 x14'3 (4.47m x4.34m )

Painted one over three door, wood effect laminate flooring, upvc window to front aspect with fitted plantation shutter blinds, ceiling downlights, column radiators, power points.

## Outside

## Garden

Privately enclosed rear garden with porcelain paved seating area to the rear elevations, fully enclosed by high level close board fencing, sleeper edged planted borders with water feature, further paved terrace with timber screening providing access to the Oasis studio annex, further part porcelain and shingled seating area with Harbour Lifestyle pergola with drop side screens, lighting and heating, open access to a further astro turf garden with sleeper edged borders, garden shed and kitchen garden to side with raised beds and high level gate to front, external lighting and tap.

## The Oasis Studio Annexe

12'5 x 10'5 (3.78m x 3.18m)

External doors to side, open plan bedroom with kitchenette, vaulted ceiling with exposed joinery and high level Velux window with blind to side, further windows to front and rear aspects, internal sliding door to en-suite shower room, feature fireplace with decorative tile hearth, series of wall light, fitted base unit with inset basin and under counter space for fridge, power points.

## Annexe Shower Room

5'8 x 2'9 (1.73m x 0.84m)

Internal sliding door, decorative hexagonal floor tiling, push flush wc, wall mounted hand basin, LED lit mirror, shower enclosure with mermaid wall tiling and concealed shower mixer, ceiling downlights and extractor fan.

## Store ( Formerly the Garage)

Manual up and over door to front.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

## Agents Note

Council Tax Band - E

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.

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GROUND FLOOR



1ST 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	81
England & Wales	EU Directive 2002/91/EC		England & Wales

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**