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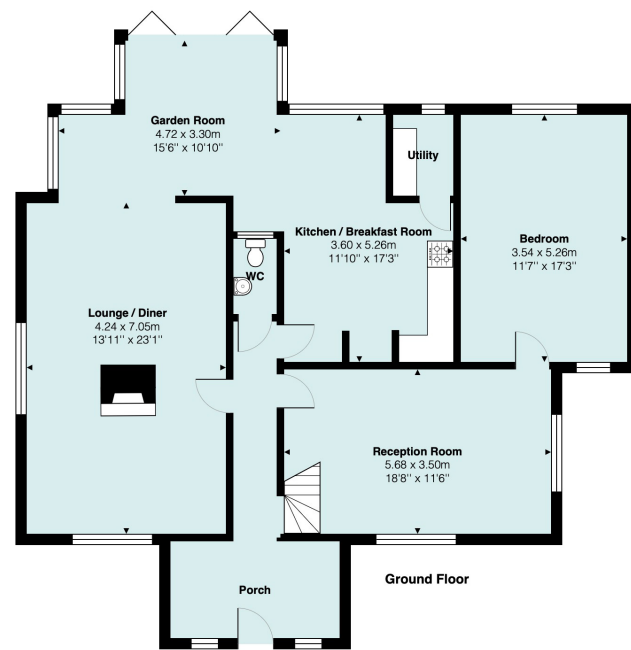
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Reyson Cottage, Udimore Road, Broad Oak, TN31 6BX
 Total Area: 175.2 m² ... 1886 ft²
 All measurements are approximate and for display purposes only



Reyson Cottage, Udimore Road, Broad Oak, Rye, East Sussex
 TN31 6BX

£650,000

freehold

An attractive 3/4 bedroom detached period property offering generous proportions set in established gardens enjoying a south westerly aspect over a mature garden with garage and parking.

Detached Cottage
 Mature Gardens

3/4 Bedrooms
 Countryside Views

3/4 Reception Rooms
 Viewing Highly Recommended

Impressive Garden Room
 Village Location



Description

This individual detached period property has been extended and altered over the years to provide a generous home that benefits from double glazing and gas central heating throughout. An internal viewing is essential to appreciate the four generous reception rooms and impressive garden room extension that opens through to the kitchen and takes in views of the garden. The main living room wraps around a central fireplace with wood burning stove. There is a formal dining room and additional reception room that could be used as a ground floor bedroom. The first floor provides three bedrooms, all with a dual aspect and enjoying views of the wider countryside. Outside, the gardens are mature and established offering privacy and seclusion with a large area of decking that takes in south westerly views.

Directions

From the crossroads at Broad Oak Brede proceed along Udimore Road heading out of the village where the property will be seen on the right hand side directly opposite Holly Bank.

THE ACCOMMODATION

with approximate room dimensions comprises double glazed door with outside light to

RECEPTION HALL

12' 0" x 6' 9" (3.66m x 2.06m) Opening into



INNER HALLWAY

15' 9" x 6' 3" (4.80m x 1.91m) With stairs rising to the first floor landing, windows to front, dado rail and original woodblock flooring.

LIVING ROOM/DINING ROOM

24' 0" x 13' 10" (7.32m x 4.22m) An impressive double aspect room that is arranged around a central brick fireplace with wood burning stove to one side and a fitted safe to the other; exposed painted ceiling timbers, woodblock flooring and a wide opening through to the



GARDEN ROOM

23' 6" x 10' 8" (7.16m x 3.25m) With a wide expanse of glazing and bi-fold doors opening out onto an area of decking with views of the garden and beyond, fitted bench seat and space for a breakfast table and a further wide opening leading into the kitchen which incorporates part of the garden room with a fully glazed ceiling.

KITCHEN

12' 1" x 11' 9" (3.68m x 3.58m) Centred chimney with an original working range. The kitchen is a fitted with a comprehensive range of base and wall mounted kitchen cabinets providing cupboards and drawers with spaces for appliances and a large area of wood effect working surfaces with a single enamel sink with mixer tap and drainer. There is an extractor fan above the cooker space and a door leading through to the



UTILITY ROOM

5' 8" x 4' 1" (1.73m x 1.24m) With window to rear; gas fired boiler; space and plumbing for washing machine and tumble dryer; additional working surface with shelving above.

CLOAKROOM

Close coupled wc, wash hand basin.

DINING ROOM

18' 7" x 11' 6" (5.66m x 3.51m) A double aspect room with attractive central fireplace (not in use) with decorative mirrored mantelpiece.

SITTING ROOM/BEDROOM

17' 3" x 11' 7" (5.26m x 3.53m) With window taking in views to the rear.

FIRST FLOOR LANDING

With loft access, eaves storage cupboard.

BEDROOM

13' 0" x 11' 6" (3.96m x 3.51m) Dual aspect with a range of two double wardrobes providing hanging with overhead storage.

BEDROOM

13' 0" x 9' 7" (3.96m x 2.92m) plus dormer recess 6' 3" x 5' 9" (1.91m x 1.75m) an impressive double aspect room with eaves storage space.

BEDROOM

10' 8" x 10' 4" (3.25m x 3.15m) Having a dual aspect with velux window to side.

FAMILY BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m) With window to rear; fully tiled with a panelled bath with shower screen, pedestal wash hand basin, close coupled wc, part panelled walls with shelving and heated towel rail.

OUTSIDE

The property has a pedestrian gate to the front and separate five barred gates leading to a parking and turning area with access to the garage. A gate provides access to each side of the property.

To the rear is a large area of composite decking which takes in the south westerly aspect. The established gardens enjoys a rural aspect with a variety of winding pathways and paved areas with mature hedging, shrubs and specimen trees. Areas of lawn and external lighting.

TIMBER SUMMERHOUSE 10' 0" x 7' 6" (3.05m x 2.29m) with additional area of ground beyond.
To the rear of the garage is a TIMBER SHED.



GARAGE

18' 0" x 9' 7" (5.49m x 2.92m) With double hinge door.
WORKSHOP: 9' 4" x 8' 9" (2.84m x 2.67m)

COUNCIL TAX

Rother District Council
Band F - £3,143.49 (2022/23)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

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.