

PHILLIPS & STUBBS



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COUNTRY



Sowdens Oast is situated on the Udimore ridge with far reaching southerly views across undulating countryside in the Brede Valley. The village of Udimore, which is located on the edges of the High Weald Area of Outstanding Natural Beauty, has two public houses, St. Marys Church, the nave of which is Norman, and a community hall. From the village there are extensive walks across open countryside in the Brede and Tillingham valleys. 4.5 miles to the east is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes). Direct main-line commuter rail services into both London Charing Cross and Cannon Street can be found at Robertsbridge (10 miles) taking approximately 1 hour, 20 minutes. Sporting facilities in the area include a leisure centre, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15-mile radius.

An attractive detached early nineteenth century twin roundel oast and granary conversion presenting mellow brick and part tile hung external elevations set with timber casement double glazed windows beneath a pitched tiled roof, together with two conical kiln roofs. The light filled, spacious accommodation is arranged over two levels, as shown on the floor plan. In addition, there is a single storey barn providing ancillary accommodation and the former School House comprising a delightful brick outbuilding with a pitched peg tiled roof, currently used for storage and with potential for conversion.

A raised panel front door with fanlight above opens into a fabulous double height roundel reception hall with a sweeping staircase leading to a galleried landing above. A glazed door leads to a well proportioned, triple aspect living room with a brick

fireplace and bi fold doors opening to a west facing terrace. Adjoining is a double aspect roundel sitting room.

The double aspect dining room has a fireplace with a decorative surround. The country style kitchen/breakfast room overlooks the front garden and countryside beyond. It has a range of cabinets comprising cupboards and drawers beneath tiled work surfaces with an inset sink with mixer tap, an inset electric hob with filter hood above, built in double oven, below counter space for a dish washer and space for a fridge freezer. To the rear is a practical utility room. Also on the ground floor is a wet room with contemporary fittings adjacent to the boot room and side lobby.

On the first floor there is a galleried landing, a double aspect roundel master bedroom with an en suite bathroom, three further double bedrooms- one of which has an en suite bath/shower room- a study/fifth bedroom and a family bathroom.

Outside: The property is approached via a tarmacadamed driveway leading to an extensive gravel parking area for multiple vehicles. The separate barn annexe building provides ancillary accommodation affording an open plan living room/dining room & fitted kitchenette with a vaulted ceiling and glazed door to a garden area, together with two double bedrooms, both with en suite bathroom. To the far end are two single garages and a garden store.

The total plot size extends to approximately one acre with the garden being laid out in a traditional English style with areas of lawn, a wide flagstone terrace, ornamental pond, rose clad arbour, fruit trees, mixed flower beds, spring bulbs, herbaceous and shrub borders including hydrangeas, camellia, rhodendron, as well as heather, alpines, lavender and twisted leaf Yucca. To the far end is an all-weather tennis court as well as an undulating croquet lawn.

Services: Mains water and electricity. Private drainage. Oil Central heating. EPC rating E. Council Tax Band TBA

Guide price: £1,300,000 Freehold

Sowdens Oast, Udimore, Near Rye, East Sussex TN31 6BG



A most attractive Grade II Listed twin roundel oast and granary conversion, together with single storey ancillary accommodation, set on high ground with far reaching rural views across undulating countryside.

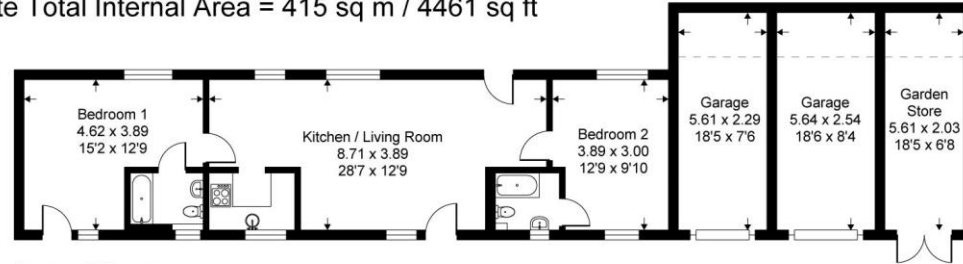
- Roundel entrance hall with galleried landing above • Living room • Roundel sitting room • Dining room
- Kitchen/breakfast room • Utility room • Rear hall • Wet room • Roundel master bedroom with en suite bathroom
- Guest bedroom with en suite bath/shower room • Two further double bedrooms • Study/bedroom 5 • Family bathroom
 - Barn annexe comprising open plan living room /dining area and kitchenette plus two en suite double bedrooms
- Two garages • Off road parking for multiple cars • Detached brick outbuilding • Mature garden of approaching one acre



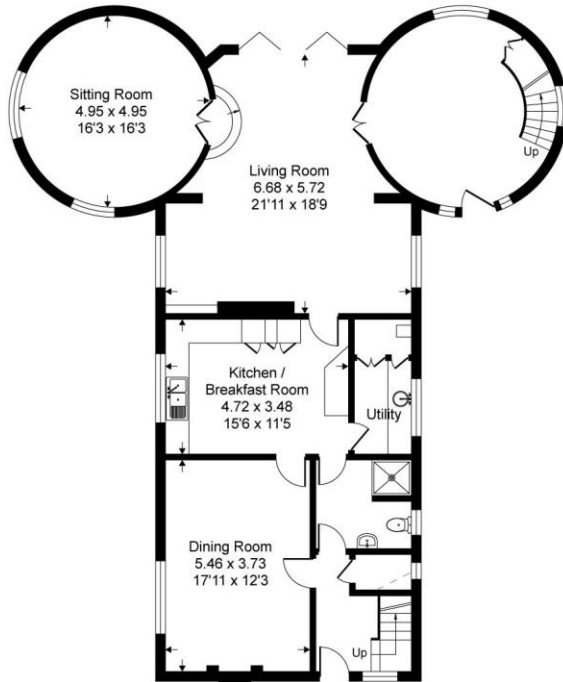
Directions: From Rye, take the B2089 heading in a westerly direction towards Battle. Continue for approximately four and a half miles, passing the Kings Head public House on your left, and the entrance serving Sowdens Oast and Sowdens will then be seen on the right-hand side after a further 0.65 miles. Turn into the entrance and then after a short distance bear left for Sowdens Oast.

Sowdens Oast, Udimore Road

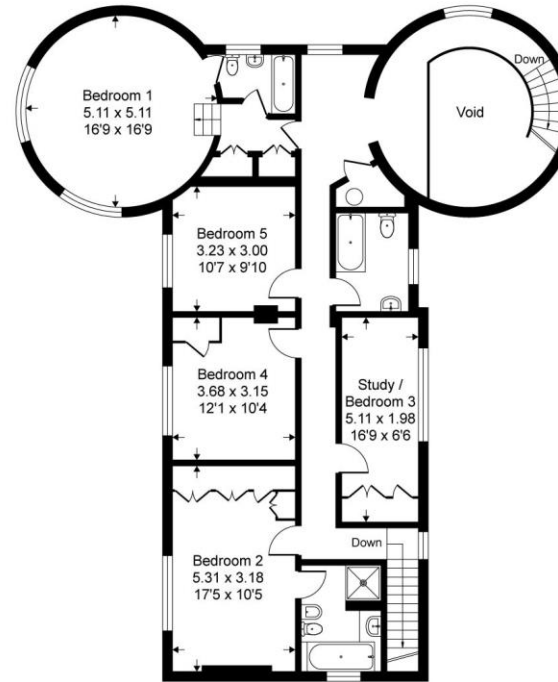
Approximate Gross Internal Area = 265 sq m / 2855 sq ft
 Approximate Annex Internal Area = 65 sq m / 696 sq ft
 Approximate Garage Internal Area = 27 sq m / 291 sq ft
 Approximate Outbuildings Internal Area = 58 sq m / 619 sq ft
 Approximate Total Internal Area = 415 sq m / 4461 sq ft



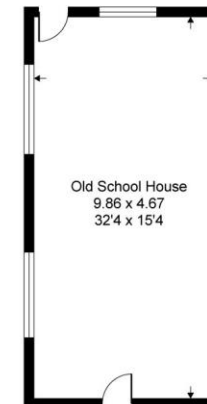
Annex / Garage



Ground Floor



First Floor



Old School House
9.86 x 4.67
32'4 x 15'4

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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