



Fairacres

Udimore Road, Broad Oak, Rye, East Sussex, TN31 6DG

Batcheller
Monkhouse

FAIRACRES

An attractive and appealing Grade II Listed house on the edge of the village, set within an established garden, with double garage and ample parking.

Ideal as a family home with Bed & Breakfast potential.

Ground Floor:

- Enclosed Porch
- Hall
- Study
- Cloak/Shower Room
- Dining/Sitting Room
- Bedroom 6 with en suite Shower Room
- Kitchen/Breakfast Room

- Conservatory
- Utility Room
- Cloakroom
- Snug

First Floor approached by two staircases:

- 5 Bedrooms, two with en suite Bath/Shower Rooms
- 2 further Bathrooms

Outside:

- Double Garage
- Ample Parking Space
- Established manageable sized Garden of about 0.44 of an acre



AMENITIES

Fairacres is situated on the edge of Broad Oak village which has a local shop, bakery, doctor's surgery and recreation ground. Brede village has a church, village hall and the Red Lion public house.

The historic town of Rye with its quaint cobbled streets, public houses, restaurants and broad range of shopping facilities is some 6.2 miles. Here there is a main line station on the Brighton to Ashford line with high speed connections to London St Pancras from Ashford International.

Battle and Tenterden are 8 and 11.5 miles respectively and Robertsbridge station (London Bridge/Charing Cross) is some 7.7 miles. Hastings and Tunbridge Wells are 8.5 and 24 miles respectively.

State and private schools in the area include Brede Primary School; Rye Community College; Hastings Academy; Claremont Preparatory on the outskirts of Hastings and Senior School at Bodiam; St Ronan's and Marlborough House at Hawkhurst and Vinehall at Robertsbridge.

DESCRIPTION

Fairacres is an attractive and appealing Grade II Listed house, the elevations being brick, colour-washed pink, part weather-board beneath a tiled roof. The interior has many interesting features, including exposed timbering and inglenook fireplaces.

NOTE: the ceilings in various rooms and areas on the ground floor have differing restricted ceiling heights. Detailed information available on request.

There is gas-fired central heating.

The main features are:

- Front door to enclosed porch and inner door opening into the spacious entrance hall with a cupboard beneath the stairs. The adjacent study has a range of bookshelves. The cloak/shower room has a basin, WC and separate shower cubicle and is en suite to the first floor master bedroom 1.
- The dining/sitting room has an inglenook fireplace with a woodburner, an oak floor in the sitting area and glass double doors to the rear garden.





- The ground floor bedroom 6 has an en suite shower room with basin, WC and shower cubicle.
- The kitchen/breakfast room has a stainless steel sink, working surfaces, cupboards and drawers, plumbing for a dishwasher, double oven, space for an upright fridge/freezer, oil-fired two-oven Aga set into an inglenook, further working surface with cupboards beneath and a larder cupboard. Double doors lead to the conservatory with doors to the rear garden.
- The utility room has a sink unit, working surfaces, plumbing for white goods, gas-fired central heating boiler, and a door to the driveway. Cloakroom with basin and WC.
- The adjacent snug has an inglenook fireplace with woodburner, a stud wall partition, and a secondary staircase to bedroom 5.
- The first floor is approached by two staircases, one to the main landing with an airing cupboard and bookshelves. The first floor master bedroom 1 is approached from, and is en suite to, the ground floor cloak/shower room. It has a range of wardrobe cupboards and glazed doors to a balcony with external staircase down to the rear garden.
- Bedroom 2 has a vaulted ceiling, wardrobe cupboards and an en suite bathroom with bath, basin, WC and shelving.
- There is an inner landing with single bedroom 4/dressing room with a range of wardrobe cupboards. Family bathroom with corner bath, basin, WC and shower cubicle.
- Inner landing and bedroom 3 with a cupboard and brick fireplace. Bathroom with roll-top bath, basin and WC.
- Inner landing with bedroom 5 having a vaulted ceiling, brick fireplace, cupboards and stairs down to the ground floor sitting room.

OUTSIDE

Drive approach to an extensive parking space for several cars in front of the brick double garage.

THE GARDENS

These provide a very attractive, colourful and established setting, the front being hedge enclosed, laid to lawn with pathways and a magnolia tree.

The rear garden provides a good degree of privacy and has a terrace with steps up to a further raised brick terrace leading to the principal area of lawn with mixed flower beds, herbaceous and other shrubs. There are several fruit trees and a vegetable garden.

Two glass houses.

In all about 0.44 of an acre.





DIRECTIONS

From the crossroads at Broad Oak, proceed towards Rye and Fairacres will be found after 0.2 of a mile on the left hand side.

Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.

Telephone 01424 787000. www.rother.gov.uk

Services (not checked or tested): Mains electricity, gas, drainage and water

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX49953



GUIDE PRICE £575,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

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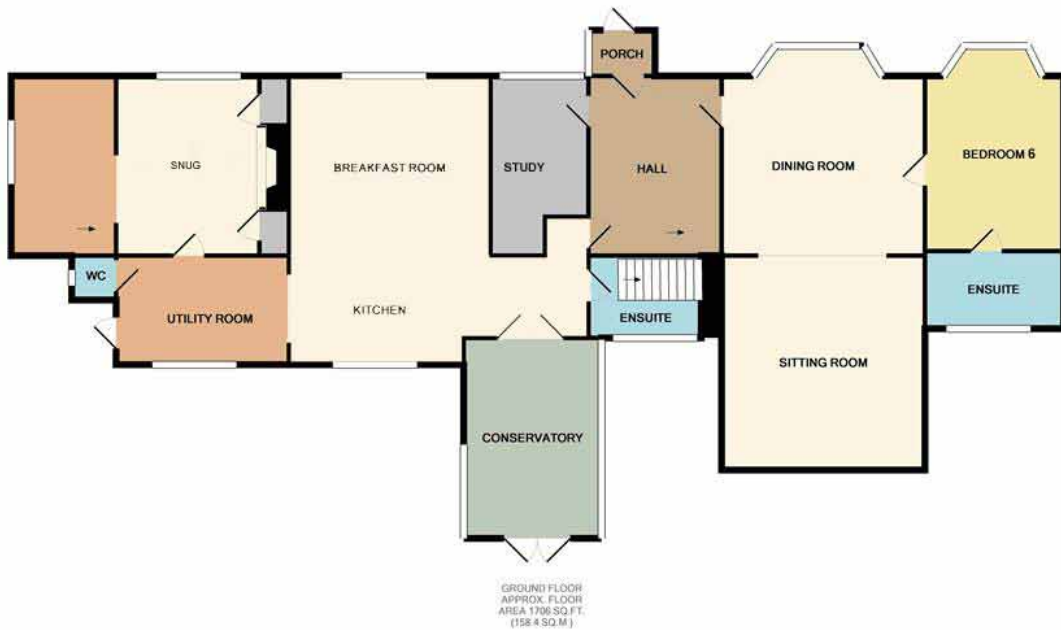
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TOTAL APPROX. FLOOR AREA 2970 SQ.FT. (275.9 SQ.M.)

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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NOTE:

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

