

PHILLIPS & STUBBS

MAIDLANDS
OAST,
BROADLANDS
ROW,
UDIMORE,
NEAR RYE
EAST SUSSEX
TN31 6BJ



Price Guide: £750,000 Freehold

AN ATTRACTIVE DETACHED TWIN ROUND-EL OAST AND GRANARY CONVERSION OCCUPYING AN ELEVATED POSITION IN GROUNDS OF ABOUT 1.6 ACRES WITH FAR REACHING VIEWS ACROSS FARMLAND IN THE TILLINGHAM VALLEY.

Entrance Hall | Sitting Room | Roundel Dining Room | Conservatory | Roundel Kitchen/Breakfast Room | Utility Room | Cloakroom | Three Double Bedrooms | Three Bathrooms (two en-suite) | PP for 2 further bedrooms | Heated Indoor Swimming Pool | LPG Gas Central Heating | Double glazing | Detached Garage | Grounds of About 1.6 Acres



Maidlands Oast is approached over a long drive and is situated in an Area of Outstanding Natural Beauty on high ground well away from the main road with far reaching views over the garden and surrounding countryside in the Tillingham Valley. Close by is the village of Broad Oak which is conjoined with the neighbouring village of Brede, and both are served by a village primary school, bakery, local store and public houses. The nearest mainline station with a direct service to London is at Robertsbridge. 6 miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin. 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 Festival is held annually. From the town there are train services to Brighton and to Ashford with connections to London and to the Continent. A high speed service between London St. Pancras and Ashford has been introduced, reducing the journey time to about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks. Other local towns include Tenterden with its treelined High Street, Battle (7 miles) with its historic Abbey and Hastings with its seaside promenade and Priory Meadow shopping centre.

The property comprises an attractive detached twin roundel oast and granary conversion presenting mellow brick and tile hung external elevations set with timber casement windows beneath a pitched tiled roof, together with two



conical roofs with rotating wind cowls. The property is offered for sale for the first time in about 28 years and the versatile living accommodation, which would now benefit from a certain amount of upgrading, is arranged over two levels, as shown on the floor plan. Planning consent has been granted to convert the roundels into 2 additional bedrooms. Ref: RR/2008/3297/P.

The property is approached via a solid front door with a storm porch and a window to one side. An

inner front door leads from the **entrance vestibule** into an **entrance hall** with stairs off to the first floor and a **cloakroom** off with a low level WC and wash basin.

The double aspect **sitting room** has a bay window to the front providing distant rural views, together with two further windows to one side, exposed ceiling beams and an inglenook style fireplace with an oak bressumer, brick surrounds and fitted metal canopy.

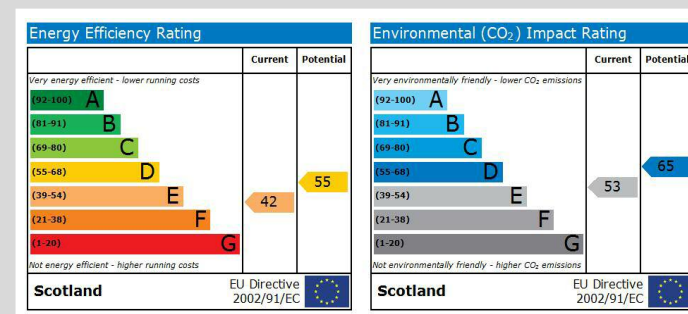
The twin roundels, each of about 17' diameter, are arranged as a triple aspect **dining room** with exposed timbers and a **kitchen/breakfast room**. The kitchen is fitted with an extensive range of units incorporating base cupboards and drawers beneath tiled work surfaces with an inset stainless steel sink unit, inset hob with filter above, integrated double oven and below counter space and plumbing for a dishwasher. Glazed double doors open onto the rear terrace and garden. Adjoining is a practical **utility room**.

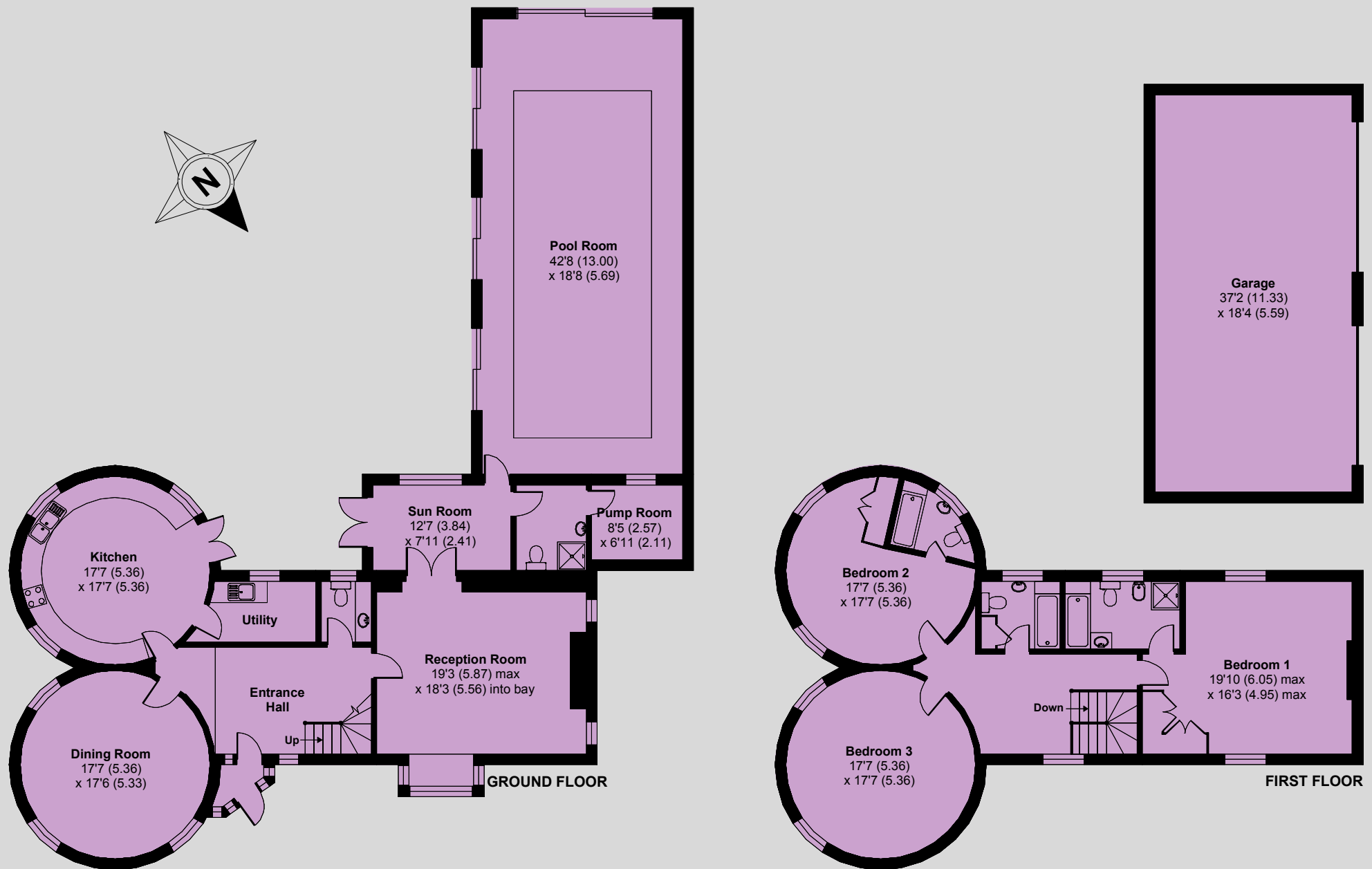
A small **conservatory/glazed link** joins the main house to the leisure complex which comprises a 42' triple glazed swimming pool room with a heated indoor pool, natural brickwork elevations and four sets of floor to ceiling glazed sliding doors opening onto a paved terrace, together with a heated swimming pool, pump room and a cloakroom with changing facilities, a low level WC and a shower cubicle.

On the first floor, there are **three double bedrooms**, two of which have en-suite facilities, together with a family bathroom.

Outside: The property is approached through gates and down a long tarmac, tree lined driveway which leads to a large parking and turning area at the front of the house, together with a substantial **detached garage** of brick and tile construction with twin sliding wood doors. The grounds are mostly set down to lawn with mature shrubs, fruit trees, rhododendrons, small ornamental pond, hedgerows and sun terraces from where there are far reaching views across open countryside. To the far end is a small woodland area which forms the rear boundary

Directions: Leaving Rye on the B2089 in a westerly direction towards Battle, proceed for approximately 6 miles until approaching the village of Broad Oak. Having passed the turning to Stubb Lane on your left, the unmade track leading to Maidlands Farm will be seen on your right after a further 50 yards. Proceed down the track and the turning to Maidlands Oast is on the right.





APPROX. GROSS INTERNAL FLOOR AREA 3961 SQ FT 367.9 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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P370