

1 CHURCH GATE COTTAGES, UDIMORE, RYE,
EAST SUSSEX, TN31 6AY

ANDERSON HACKING

1 CHURCH GATE COTTAGES, UDIMORE, TN31 6AY
GUIDE PRICE £525,000

A charming, Victorian semi-detached 3 bedroom house offering generous well proportioned rooms set overlooking its own private garden in a central village location within walking distance of local pub, village hall and the pretty church of St. Mary's Udimore.

- Entrance Porch
- Living Room with Inglenook Fireplace with Woodburner
- Kitchen/Breakfast Room
- Family Bathroom/WC
- Further External WC
- Master Double Bedroom
- 2 Further Double Bedrooms
- Solid Fuel Rayburn
- Off Road Parking for Several Vehicles
- Detached Timber Frame Garage
- Well Established Private Garden



Description: 1 Church Gate Cottages is a characterful semi-detached house of ground floor brick construction with timber frame first floor elevations, with end gable elevations being tile hung on the first floor, beneath a pitched tiled roof. The property is likely to have been constructed approx. 1850's but may have earlier origins. The property is situated in the heart of Udimore village within walking distance of the village hall, Norman church, and local village pub, while situated in an area which is part of the Weald National Landscape and being within close proximity to the Ancient Cinque Port of Rye. The property offers a good range of accommodation providing access from Church Lane opening into a private front garden with hard standing providing off street parking and access to the pretty enclosed timber frame entrance porch with stain glass side windows. From the entrance porch an inner front door opens into the main living room with large side bay window and central large inglenook fireplace fitted with a wood burner and to the side a storage cupboard. A connecting door leads form the living room through a stairwell into the kitchen/ breakfast room with front facing window and rear door leading out to the garden. The kitchen is fitted with cream shaker style units with marble worktops, butlers sink, solid fuel Rayburn, separate electric oven, plumbing for a washing machine and space for a tumble dryer and standalone fridge/ freezer. The bathroom is accessed from the rear of the kitchen with fitted panel bath with glass shower screen and power shower above, pedestal wash basin and closed coupled WC. A central staircase between the kitchen and living room leads up to a small first floor landing off which is a generous master bedroom with high ceiling, period feature fireplace and two large built-in wardrobes as well as enjoying an east facing window with views looking towards the Brede valley. The second double bedroom again has period fireplace and north facing window with views looking over the Tillingham Valley and beyond, while the third smaller double bedroom has a west facing window overlooking the rear garden and beyond to open fields.

Externally at the rear of the property is an extensive paved seating area ideal for external entertaining area accessed from the kitchen and to the side of the kitchen door an external WC. The property enjoys an extensive garden that is predominantly laid to lawn and at the end a timber frame single garage, and beyond a former vegetable garden.











Location: 1 Church Gate Cottage is situated in the heart of Udimore village within close proximity to the pretty church of St Mary's with its Norman nave dating from 1170, as well being within easy access of the active village hall, and two local pubs including the Kings Head and The Plough. The property is approximately 4 miles from the Ancient Cinque Port town of Rye with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 27 miles distant offering further shopping and recreational facilities, while closer are the coastal towns of Hastings and St. Leonards on Sea (11 miles), the market town of Tenterden (14 miles) with its pretty tree lined high street, and Ashford with the McArthur Glen shopping centre being only 23 miles away. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as being only 5 miles to Winchelsea Beach and 8 miles to Camber Sands. There are opportunities for riding, kite surfing and walking in the surrounding countryside.

Schools: There are a number of highly regarded private schools in the area including; Marlborough House Vinehall, Claremont, St Ronan's, Buckswood, and Benenden. Roadend Nursery is within 1.5 miles while Broad Oak Primary School is within 3.5 miles and St. Thomas Primary School, Winchelsea is 4 miles away. Rye approximately 4 miles away offers further nursery schools, state primary school and secondary school.

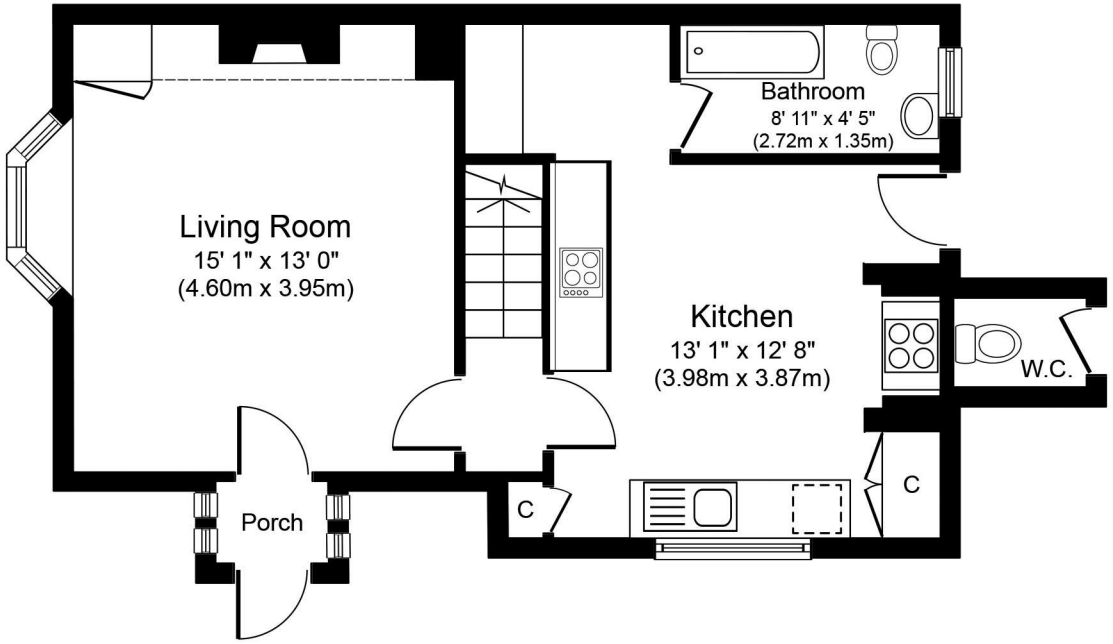
Travel and Transport: Rye train station, 4 miles away, offers direct links to the high-speed service from Ashford to London St.Pancras (Rye to London 1 hr 8 minutes) and link to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Services: Mains Water, Mains Electricity, Private Drainage
Broadband Speed: Up to 900Mbps – Source Uswitch
Mobile Coverage: 4G with EE, 02 and Vodafone
Council Tax: Band D
EPC: Band E
Local Authority: Rother District Council – 01424 787000
Tenure: Freehold
Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .
Directions: From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 3.75 miles. Turn left signposted to The Church and 1 Church Gate Cottage will be found immediately on the righthand side.

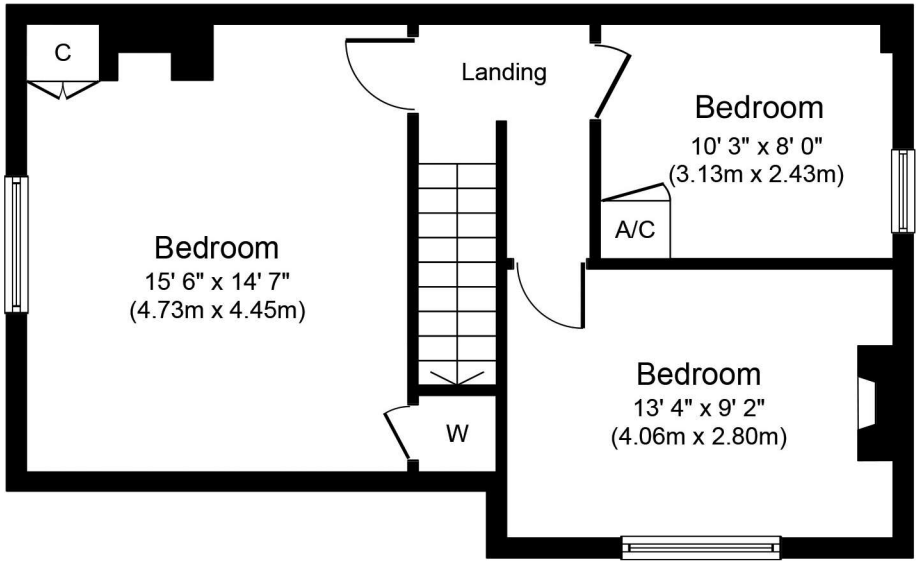
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Approx. Gross Internal Floor Area 990 sq. ft. (92.0 sq. m.)





Ground Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)



First Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: August 2026 Photographs Dated: August 2026

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