



FORGE HOUSE
UDIMORE, EAST SUSSEX

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UDIMORE ROAD, UDIMORE, RYE, EAST SUSSEX, TN31 6AY

A HANDSOME DETACHED GRADE II LISTED EARLY VICTORIAN PROPERTY WITH WELL PRESENTED ACCOMMODATION AND WONDERFUL VIEWS ACROSS THE TILLINGHAM VALLEY



DESCRIPTION

Forge House is a most attractive, three bedroom detached house with generously proportioned rooms and well presented accommodation. The property is in a semi rural position on the edge of Udimore and within easy reach of the Ancient Cinque Port town of Rye, with mature gardens and fabulous views to the rear. Attached to the main building is the original Forge, a former blacksmith's workshop, plus other versatile outbuildings which subject to the necessary consents could be further developed. There is off street parking to the front for several cars.

FEATURES

- Attractive front elevation including grassed area, verge and low level brick walls
- Gated, covered archway leading through to side of the house with a porch and front door
- Large entrance hallway with window and staircase to first floor. Tiled floor and radiator
- Downstairs cloakroom comprising WC, basin and window to the rear
- Double doors to drawing room with two large windows, decorative coving, bookshelves either side of the fireplace with wood burner
- Cellar with lighting, access hatch in hallway
- Sitting room currently arranged as a home office, with large window to front and fireplace with wood burner.
- Dining room with tiled floor and window looking out to the rear of the house. Wood burner and back door to outside terrace and garden
- Through and up two steps to the kitchen/breakfast room fitted with ample base and wall units. Two electric ovens, electric hob, extractor fan, granite worktops, wine rack, integrated dishwasher and under counter fridge. French doors to the garden



- Former garage offering ample storage with apex ceiling
- Utility room with fitted wall and base units and a sink. Space and plumbing for washing machine and further appliances. Floor standing boiler plus two large windows.
- Stairs to first floor and to split level landing with large window overlooking the old forge
- Master bedroom with windows to the front of the property, fitted wardrobes with door to ensuite; ensuite shower room with walk in shower with rain shower head, WC, heated towel rail, double basins and double mirror, window to front of house
- Second double bedroom with plumbing for a basin and fitted wardrobes
- Double bedroom at the back of the house with basin and fitted wardrobes with far reaching views across the valley
- Landing cupboard with hot water tank and immersion
- Family bathroom with bath, basin, WC and large airing cupboard with electric heater bar, wall to wall mirror
- Loft access with pull down ladder
- Off street parking for several cars to front
- Woodstore
- Original Blacksmith's Forge
- Mature gardens of a little under half an acre with far reaching views over the Tillingham Valley, summer house, greenhouse and vegetable garden
- Versatile outbuildings for storage, workshop or conversion subject to the necessary planning consents.



SITUATION

Forge House is located in a semi-rural setting on the edge of Udimore and within a short drive of the Ancient Cinque Port town of Rye which offers extensive shopping, bars and eateries within its historic cobbled streets.

Udimore is situated within The National Landscape and the property is surrounded by beautiful countryside offering rural walks with stunning countryside and valley views.

Battle, another historic town, is also nearby and home to the famous Battle Abbey and the 1066 Battle of Hastings. Hastings and Tenterden are accessible via the A28, and the coast is also within a 15 minute drive. Peasmarch has a Jempsons superstore with its own large pharmacy, and petrol station, and nearby Hastings offers further facilities.

The mainline station at Rye gives access to Hastings and Ashford. Slightly further afield is Robertsbridge with the line to Tunbridge Wells and London. Ashford International offers the High Speed service to both London and the Kent coast.

Brede Primary School is within easy reach, as is Marlborough House Vinehall. Iklesham, Rye and Peasmarch offer further primary options. Senior Schools including both state and independent alternatives are available at Hastings College, Claverham College, St Leonards, Claremont School and Buckswood.

Rye - 4 miles
Peasmarch - 6.5 miles
Ashford - 20 miles
Winchelsea Beach - 5 miles

(All distances are approximate)



VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

DIRECTIONS

From the A21 at Robertsbridge, head southeast to the John's Cross roundabout, take the first exit and then after approximately one mile turn left following signs to Broad Oak and Rye. Follow the B2089 through Cripps Corner and Broad Oak, and after passing the Kings Head pub on your right, Forge house is ½ a mile on your left.

What3Words///gather.mouths.soil

PROPERTY INFORMATION

- Services: Mains water and electricity, Oil fired heating, private drainage.
- Local Authority: Rother District Council
- Council Tax band: G (£4353.60 for 2026/7)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

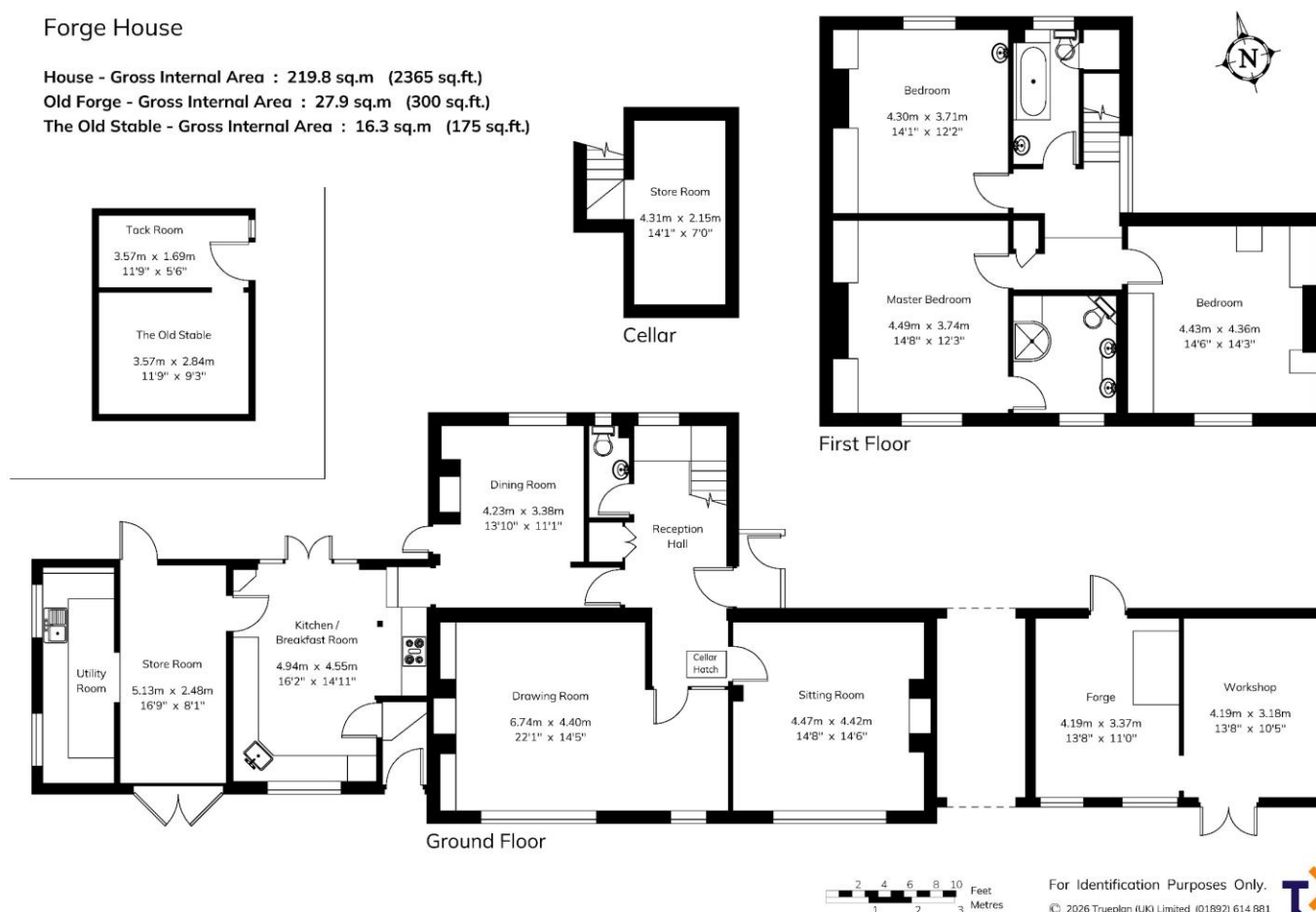
Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Forge House

House - Gross Internal Area : 219.8 sq.m (2365 sq.ft.)
 Old Forge - Gross Internal Area : 27.9 sq.m (300 sq.ft.)
 The Old Stable - Gross Internal Area : 16.3 sq.m (175 sq.ft.)



KENT AND EAST SUSSEX

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