



**Cross House,  
Udimore Road, Udimore, Rye, East Sussex TN31 6AX**

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**Price Guide : £895,000**

**A unique Grade II listed country home full of charm and potential, set in stunning countryside with far-reaching views, beautiful gardens and an attached garage, just a short drive from historic Rye.**

***"Cross House"* presents a rare and exciting opportunity to acquire a truly individual home, rich in character and evocative of a bygone age. Enjoying breathtaking, far-reaching views across open countryside, the property occupies an enviable setting just a short drive from the historic Cinque Port town of Rye.**

**Now requiring sympathetic renovation, this unique Grade II listed 5 double bedroom home offers exceptional scope and potential, subject to the necessary consents. The surrounding gardens, wrapping around two sides of the house, enhance its sense of privacy and create the feeling of a secluded rural retreat.**

**While the house itself is full of charm and promise, it is the remarkable setting that truly sets it apart. Tucked away in a discreet position, easily missed by the unknowing passer-by, the property is enveloped by unspoilt grazing land within an Area of Outstanding Natural Beauty. This is a genuinely one-of-a-kind home, offering a rare chance to create something very special.**

**Those fortunate enough to secure Cross House will enjoy an exceptional lifestyle, combining peace, beauty, and character with convenient access to local amenities.**

**Viewing is highly recommended to appreciate all that this unique property has to offer.**

***Situation & Lifestyle.*** The charming village of Udimore offers an appealing sense of community, centred around its historic Norman church dating back to 1170, a village hall and two traditional country pubs, perfect for relaxed dining and socialising. Just a short drive away lies the historic Cinque Port town of Rye (3.5 miles), renowned for its cobbled streets, period architecture and vibrant yet quintessentially English atmosphere. Here, a wonderful selection of independent shops, cafés, restaurants and galleries can be enjoyed, alongside a variety of leisure and cultural pursuits. Further amenities can be found in the nearby towns of Hastings, Battle, Tenterden and Ashford.

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**WarnerGray**



The surrounding area is rich in lifestyle opportunities, from sailing and tennis clubs to renowned links golf courses. The nearby coastline offers further appeal, with opportunities for riding, kite surfing at Camber Sands, fishing at Winchelsea Beach and countless scenic walks across the rolling countryside and along the coast.

The area is also particularly well regarded for its excellent choice of schooling, including a number of highly respected independent schools, alongside local primary options. For commuters, Rye station provides convenient connections to Ashford International, where high-speed services reach London St Pancras in approximately 37 minutes, offering an easy link to the capital while enjoying the benefits of a truly exceptional coastal and country lifestyle.

### *A House of Character, Charm and Quiet Intrigue*

Extending to approximately 4,000 sq ft, Cross House is a home steeped in atmosphere, where the echoes of a bygone age linger in every room. The oldest part of the house, dating back to the 17th century, forms its characterful heart: a generous kitchen and breakfast room centred around a traditional wood-fired range, where one can imagine the quiet rhythms of country life unfolding much as they have for centuries.

French doors open onto a sun-drenched, south-facing patio, beyond which far-reaching countryside views stretch away, serene and unspoilt.

The principal reception rooms possess a sense of quiet drama. The sitting room, with its vast inglenook fireplace and large picture window overlooking the gardens, feels made for winter evenings by the fire and long, lingering conversation. Elsewhere, a library lined with books and warmed by a wood-burning stove offers a wonderfully intimate retreat – the perfect place to withdraw with a novel as the light fades.

The house seems made for weekend gatherings and house parties of another era. One can easily picture guests arriving for long stays, days spent in leisurely pursuits and evenings unfolding between the billiard room and the elegant reception spaces.

The south-facing sun room, with its balcony overlooking the surrounding countryside, is bathed in light and provides a tranquil vantage point from which to take in the landscape. Below, a traditional cellar offers space for the storage of wine and provisions, ready to serve such occasions. Upstairs, five generous double bedrooms and two bathrooms, one with a sauna, provide ample accommodation for family and guests alike, each room enjoying peaceful views across the gardens or the rolling countryside beyond.

Quiet, characterful and utterly individual, Cross House offers not just a home, but a setting – one that feels lifted from the pages of a classic English country house novel.





### *A Landscape to Lose Yourself In*

The approach to Cross House is suitably discreet, the property revealing itself almost reluctantly, tucked away from view. There is a sense, even on arrival, of stepping into somewhere quietly removed from the outside world. Parking is provided to the front, alongside the attached garage and store.

The gardens, extending to approximately 0.5 of an acre (tbc) wrap gracefully around the house on both sides, enclosing it in a setting that feels both private and gently timeworn. Thanks to the orientation, the grounds enjoy sunlight throughout the day, lending a warmth and softness to the gardens.

To one side of the house, where the original front door can be found, lies a broad sweep of lawn, a space that has, in years gone by, played host to large family gatherings and summer celebrations. You can easily imagine marquees, laughter carried on the air, and long afternoons stretching into golden evenings.

Opposite, the garden takes on a more productive, almost forgotten charm; an orchard, remnants of a kitchen garden, mature vines, and an old chicken coop and greenhouse all speak of a time when the garden provided in abundance. To the rear, the scene opens out into something truly captivating.

The garden gently meets neighbouring grazing land, and beyond which the landscape falls away into the breathtaking expanse of the Brede Valley. The views here are nothing short of remarkable - wide, unspoilt and ever-changing with the light – holding your gaze in a way that is hard to put into words and even harder to leave behind.

**Services** Mains: water and electricity. Private drainage.  
Local Authority: Rother District Council. Council Tax Band: G.  
Location Finder: [what3words: ///reading.honeybees.vesting](https://www.what3words.com/reading.honeybees.vesting)





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