

PHILLIPS & STUBBS



coastal +
COUNTRY



Truncheons is set back off Rectory Lane in the Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the church of St. Thomas the Martyr. Local facilities include a shop/grocery with post office, a primary school, public house. Winchelsea has a railway station from where there is an hourly service. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Brighton and to Ashford with high speed connections to St. Pancras London (37 minutes).

Forming a substantial detached Georgian style house built in 1953 presenting brick elevations beneath a pitched tiled roof. A former owner, High Court Judge Sir Melford Stevenson (1902-1987) was involved in many notable cases including the Kray twins who he sentenced to life imprisonment.

The accommodation comprises front door into the **entrance hall**, wood block flooring and turned oak staircase rising to the first floor. **Drawing room** having wood flooring, three sash windows overlooking the rear garden, open fireplace, double bi-folding doors through to the open plan kitchen/dining room. **Dining area** has a French window onto the garden, wood flooring. The **kitchen** is fitted with a range of base and wall mounted units incorporating a double Butler's sink, 4 oven Aga, additional double oven, walk in larder, space for American style fridge/freezer. **Scullery** with skylight, built in cupboards and double drawer dishwashers, Butler's sink with wooden drainer, door through to utility and door to rear garden. **Study** double aspect with interesting oak panelling with plaque stating, 'This oak panelling was installed in the Central Criminal Court, Old Bailey in 1906 and removed during reconstruction in 1969'.

Shower room with corner shower cubicle and wash hand basin, inner door to a separate **cloakroom** with w.c and wash hand basin.

First floor galleried landing, built in airing and storage cupboards.

Master bedroom suite double aspect with far reaching views, adjoining **Dressing room/bedroom 5** with built in wardrobes and wash hand basin. **En suite shower room** comprising shower cubicle, twin wash hand basins, window to front. **Bedroom 2** two windows to the rear with far reaching views, built in cupboards. **Bedroom 3** double aspect with far reaching views, built in wardrobe cupboard with wash hand basin. **Bedroom 4** double aspect, large square bay window to side, built in wardrobe, wash hand basin. **Family bathroom** comprising panelled bath, w.c, wash hand basin, window to front.

Outside: The property is approached over a gravelled driveway leading to a integral **double garage** with EV charging point, adjoining store and boiler room. The part walled garden is maintained to a high standard and includes a 'secret' Yew hedge enclosed area, orchard and formal lawn to the rear which enjoys views over adjoining National Trust land. Within the garden there is a double glazed greenhouse, shed, loggia and single garage with garden store. A pedestrian gate provide access out onto Monks Walk.

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Warm air gas heating. Septic drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,500,000 freehold

Truncheons, Rectory Lane, Winchelsea, East Sussex TN36 4AB



A substantial detached five bedroom 1950's Georgian style house situated within the Conservation Area of the Ancient Town and Cinque Port of Winchelsea, enjoying far reaching views over adjoining National Trust farmland with the sea in the distance and set within well maintained gardens approaching one acre.

Entrance hall • Drawing room • Open plan kitchen/dining room • Utility room/rear lobby • Study • Cloaks/shower room
First floor galleried landing • Bedroom 1 with en suite shower room and dressing room/bedroom 5 • 3 further bedrooms • Family bathroom
Warm air gas heating • Integral double garage with EV charger and adjoining store • Greenhouse and shed
Detached single garage with adjoining garden store • EPC D



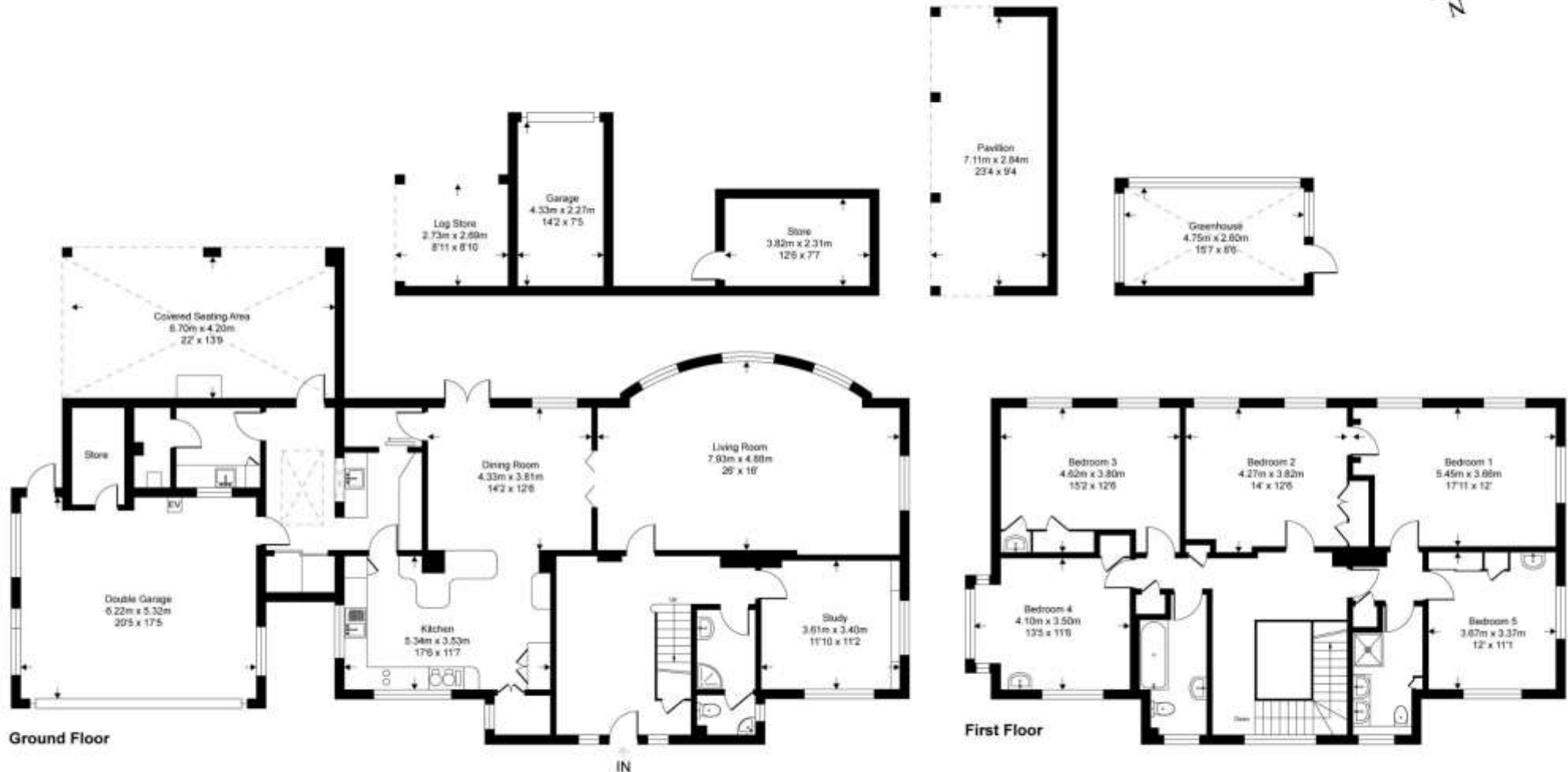
Directions: Leaving Rye in a westerly direction on the A259 continue to Winchelsea and follow the main road around the Town, up the steep hill and then pass the Town Hall on your right, after a short distance Truncheons is the last driveway on the left-hand side.

Truncheons

Approximate Gross Internal Area = 305 sq m / 3284 sq ft (includes garage)

Approximate Outbuilding Internal Area = 48.6 sq m / 524 sq ft

Approximate Total Internal Area = 353.6 sq m / 3808 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk