

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in a quiet road in the Conservation Area of the Ancient Town of Winchelsea, which is 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 incomplete cathedral type church of St. Thomas the Martyr. Local facilities include the Little Shop convenience store, together with a primary school and public house. Winchelsea has a railway station from where there is a two hourly service. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International from where there are high speed connections to London St Pancras (37 minutes).

An attached period house presenting white washed brick and rendered elevations set with casement windows beneath a pitched tiled roof.

Front door into the **entrance hall** with built in cupboard. **Living area** with open fireplace, exposed floorboards which are throughout the ground floor, stairs to the first floor, door to garden, open doorways to remaining ground floor rooms. **Study** has built in shelving and cupboards, window to front. **Kitchen** fitted with base and wall mounted units, 4 ring gas hob, double oven, space for fridge freezer and dishwasher. Steps up to a **dining area** having double doors out to the rear garden. **Family room** with window to front, fireplace, door out to the rear garden, steps up to a **utility room** with built in units incorporating a Butler's sink, space and plumbing for a washing machine and tumble dryer, gas fired boiler. **Rear lobby** with door to outside and **cloakroom** comprising w.c and wash hand basin.

First floor landing with stairs to the second floor. **Bedroom 1** with a built in range of wardrobes, views to the front towards Rye and Udimore. **Bedroom 3** has a built in wardrobe, windows to the front with far reaching views. **Bedroom 4** built in cupboard and window to the rear. **Bedroom 5** built in airing cupboard, cast iron fireplace, window to rear. **Family bathroom** comprising panelled bath with shower over, w.c, wash hand basin. **Family shower room** comprising shower cubicle, wash hand basin, w.c, window to rear.

Second floor landing hatch to loft space. **Bedroom 2** with dormer window to front enjoying widespread views towards Rye in the distance. There is a walk in **dressing room/nursery** and an **ensuite shower room** comprising shower cubicle, w.c and wash hand basin.

Outside: The rear garden is part fence and ragstone wall enclosed with a paved terrace and landscaped Mediterranean garden beyond interspersed with a variety of pines and mature olive trees. A gate leads out to a side passage which is shared with the neighbouring property.

Local Authority: Rother District Council – Tax Band G
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 72Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £900,000 freehold

Cobblers, North Street, Winchelsea, East Sussex TN36 4HX

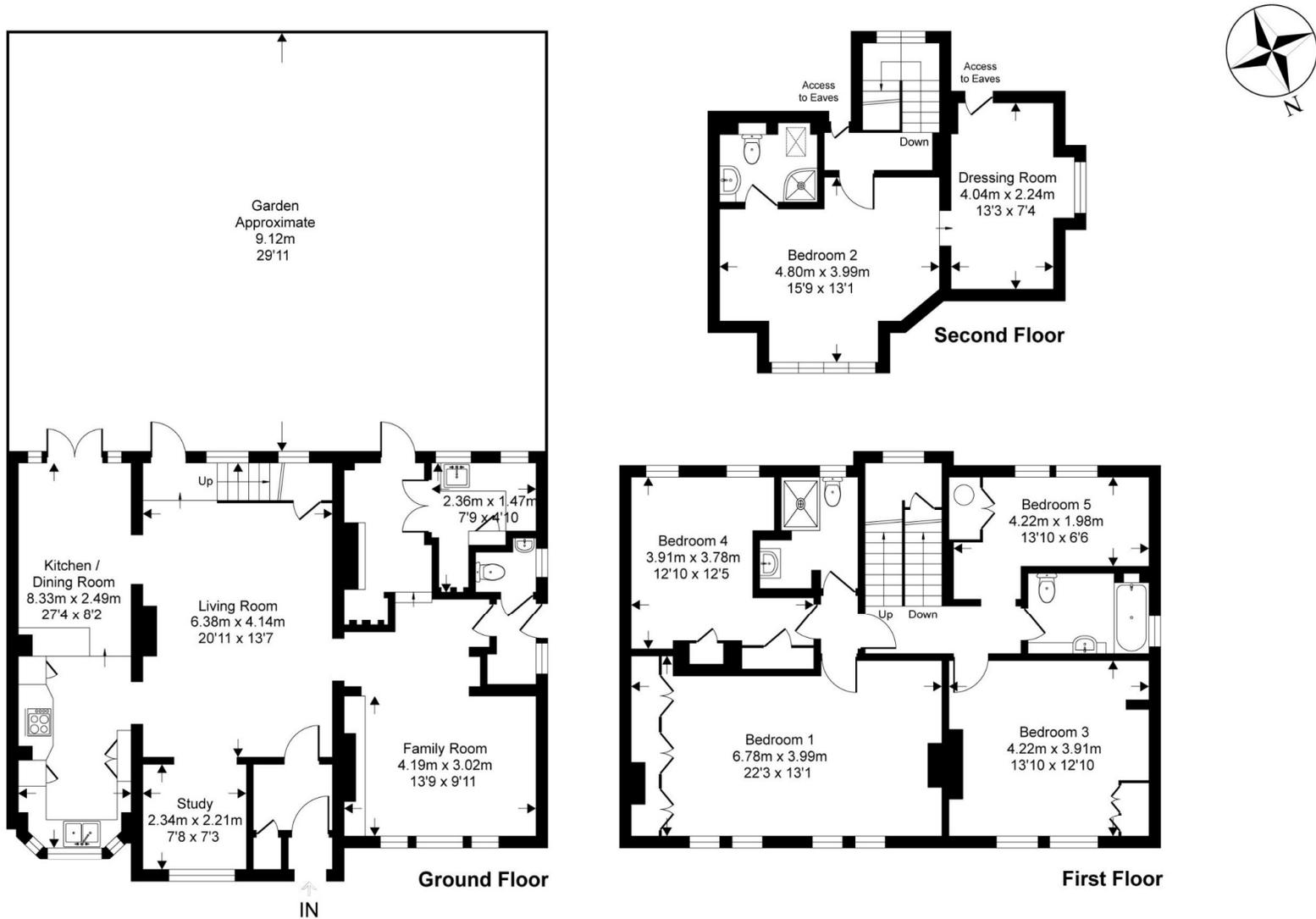


An attached five bedroom period house situated within the Conservation Area of the Ancient Town with far reaching views to the front across open countryside in the Brede Valley to the silhouette of Rye in the distance.

- Entrance hall • Living room • Study • Kitchen/dining room • Family room • Utility room • Rear lobby
- Cloakroom • First floor landing • 4 bedrooms • Family bathroom • Additional family shower room
- Second floor • Bedroom 2 with en suite shower room and dressing room • Gas heating
- Part wall enclosed rear landscaped Mediterranean garden • EPC rating D



Approximate Gross Internal Area = 219 sq m / 2354 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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