

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on a quiet road 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 The Winchelsea Farm Kitchen comprising a delicatessen and grocery, 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) and to Paris, Brussels and Amsterdam via Eurostar.

An attached single storey property presenting appealing weatherboard clad elevations set with double glazed timber casement windows beneath a pitched tiled roof.

A panelled front door opens into an entrance hall with a built in storage cupboard, exposed ceiling beams and an open doorway to an inner lobby and an inner hallway with quarry tiled floors.

The living room has a projecting square bay window with full height casement windows providing far reaching rural views, exposed timber framing and a fitted coal effect gas stove.

Steps and a wide opening lead to a kitchen/breakfast room open fitted with an extensive range of cabinets incorporating cupboards and drawers beneath

granite effect worksurfaces, an inset stainless steel one and a half bowl single drainer sink unit with mixer tap, stainless steel Toledo rangemaster cooker with canopy above, space for a fridge freezer and a flagstone floor.

The utility room has a window to the rear, a quarry tiled floor, plumbing for a washing machine and a wall mounted gas combination boiler.

Bedroom 1, which has a vaulted ceiling with exposed timber framing, is double aspect and enjoys far reaching rural views. There are two further bedrooms, both of which benefit from far reaching views, one of which has an ensuite shower room with fittings comprising a close coupled w.c, wash hand basin and tiled shower enclosure.

The bath/shower room has contemporary white fittings comprising a panelled bath with shower attachment, close coupled w.c, pedestal wash hand basin and walk in shower enclosure.

Outside: To one side of the property is a paved terrace from where there are elevated views. The principal area of garden 50' x 33' approx. is located on the opposite side of North Street to the house. An established cottage garden, from where there are far reaching rural views, set down to lawn with mixed flower beds, herbaceous borders and paved terrace with pergola. Garden shed. Beyond the garden there is an extensive area of orchard and woodland running steeply down to the base of the cliff and behind the adjoining gardens to the Pipewell Gate.

Guide price: £485,000 Freehold

Turners, School Hill, Winchelsea, East Sussex TN36 4HL



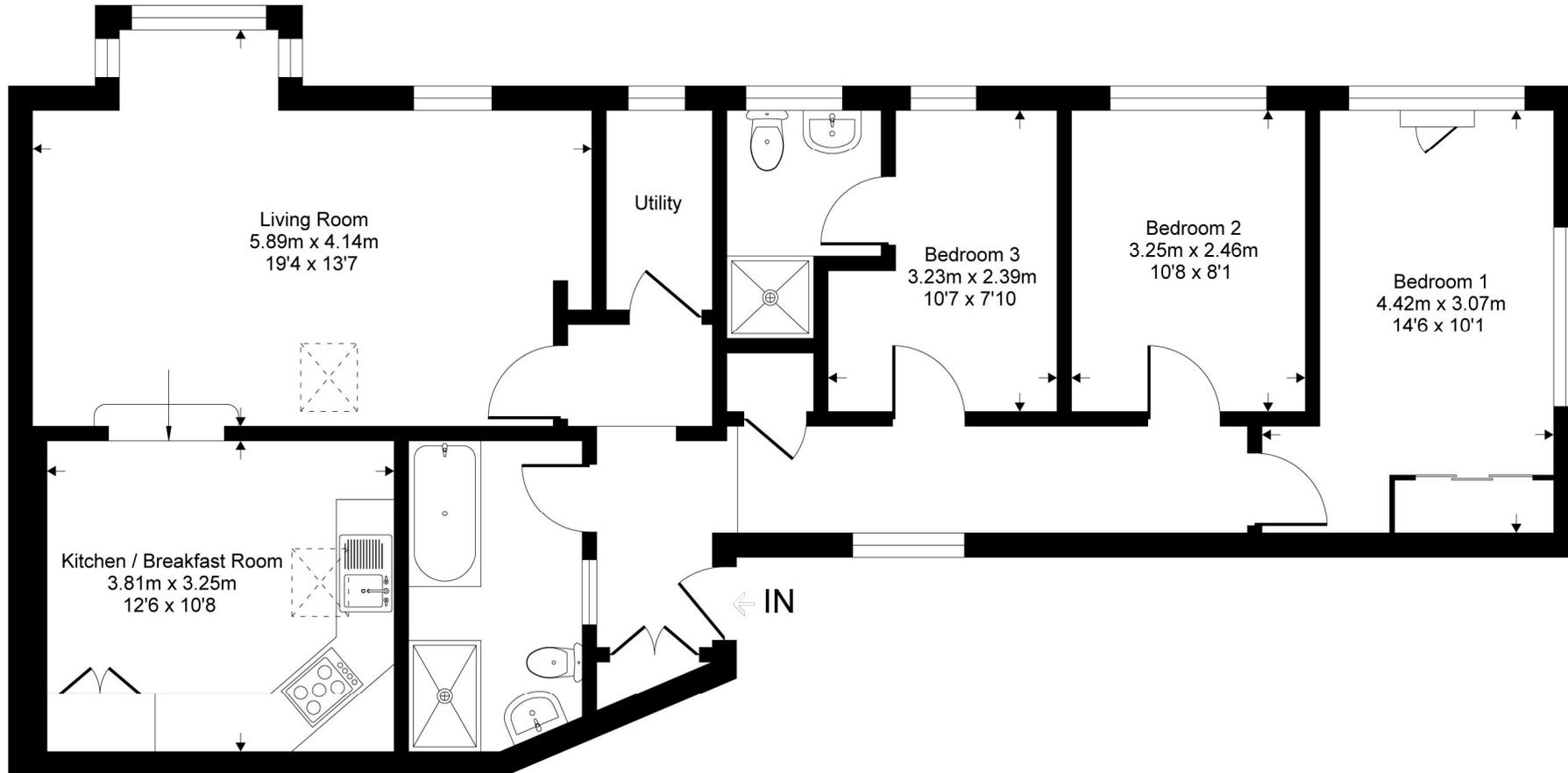
An attached single storey cottage occupying an elevated position in the Conservation Area of the Ancient Town with widespread, far reaching views across open countryside in the Brede Valley to the silhouette of Rye Citadel in the distance.

- Entrance hall • Inner hallway • 18ft Living room • Kitchen/breakfast room • Utility room • 3 Bedrooms • Bath/shower room • Shower room (en-suite) • Gas central heating system • Double glazing • EPC rating C • 50ft Garden



Turners

Approximate Gross Internal Area = 88 sq m / 942 sq ft



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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