

PHILLIPS & STUBBS



coastal +
COUNTRY



Hiham Mews is situated 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, grocery and tea/coffee shop, together with a primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye (3 miles) with train services to Eastbourne and to Ashford International, from where there are high speed connections to St. Pancras London (37 minutes) and to the Continent via Eurostar.

A most attractive detached converted former nineteenth century period coach house with stables presenting brick, dressed stone and part weatherboard clad external elevations under a pitched slate tiled roof. The light filled accommodation is arranged primarily over one level, as shown on the floor plan, with a first floor galleried study and a large adjacent attic space with potential.

Tall glazed double doors with glazed side panels and further windows above lead to a spacious open plan kitchen/breakfast room and dining room overlooking the courtyard garden with a part vaulted ceiling giving a height of 18'6 with exposed timber framing. Fitted with a range of painted Shaker style cabinets with wood block work surfaces over, an inset enamel sink with mixer tap, an inset gas hob with stainless steel canopy hood over, built in eye level double oven with pan cupboards, fitted larder cupboard, wine rack, island unit, below counter space and plumbing for a dish washer, slate tiled flooring and spiral staircase to the first floor.

Adjacent is a utility room with a work surface, plumbing for washing machine, wall mounted gas boiler, slate tiled floor and connecting door to a cloakroom with wall mounted toilet and hand basin.

The well proportioned, double aspect living room, which has a window to the front overlooking the courtyard garden and a window to the side providing far reaching rural views across the Brede Valley, has a vaulted ceiling with exposed roof timbers giving a maximum height of 15', painted stone walls, pine floorboards and a fitted woodburning stove.

The principal bedroom has a window to the front overlooking the garden, painted stone walls to two sides and a door to an en-suite bath/shower room with a wall mounted WC, wash hand basin, panelled bath and shower enclosure. A further door leads to a dressing room with fitted shelving. Bedroom 2 has a glazed door opening to the garden and two fitted wardrobe cupboards. The en-suite shower has a close coupled WC, pedestal wash hand basin and double shower enclosure.

On the first floor there is a galleried study with a high level window to rear, custom made bookcases, a wrought iron balustrade creating a gallery overlooking the ground floor dining room, exposed beams and access to large attic space. A curtain rail along balustrade allows the study to be closed off to act a spare bedroom.

Outside: The property is approached through an old stone wall leading to an enclosed Mediterranean style courtyard garden 55' x 34' overall with a brick terrace, trellis work, outside power points and illuminated water feature, wattle fencing and is approached across a gravel parking area in front of a single garage with power and light and stable door to the side. Garden room/summer house with power and lighting. Beneath the courtyard is a Grade II listed 13th century cellar accessed via a manhole cover.

Council Tax Band F

Guide price: £660,000 Freehold

Hiham Mews, Rectory Lane, Winchelsea, East Sussex TN36



A detached period coach house conversion in the Conservation Area of the Ancient Town with large, naturally light rooms, an enclosed Mediterranean style garden and far reaching westerly rural views across the Brede Valley.

- Large vaulted living room
- Open plan kitchen/breakfast room and vaulted dining room
- Utility room
- Cloakroom
- Galleried study
- 2 Double bedrooms, both with en suite facilities
- Large attic room
- Gas central heating
- Double glazing
- EPC rating D
- South facing walled garden
- Single garage
- Off road parking for two cars

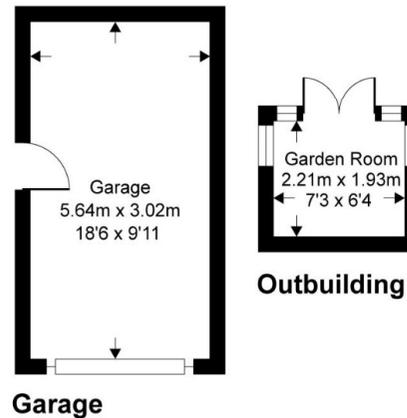
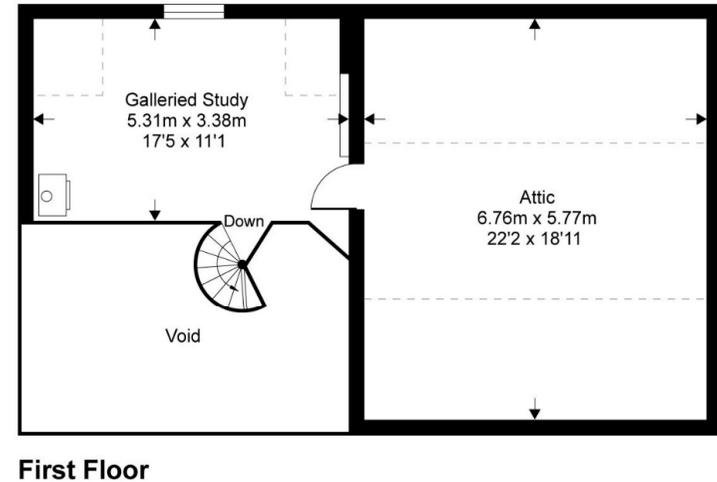
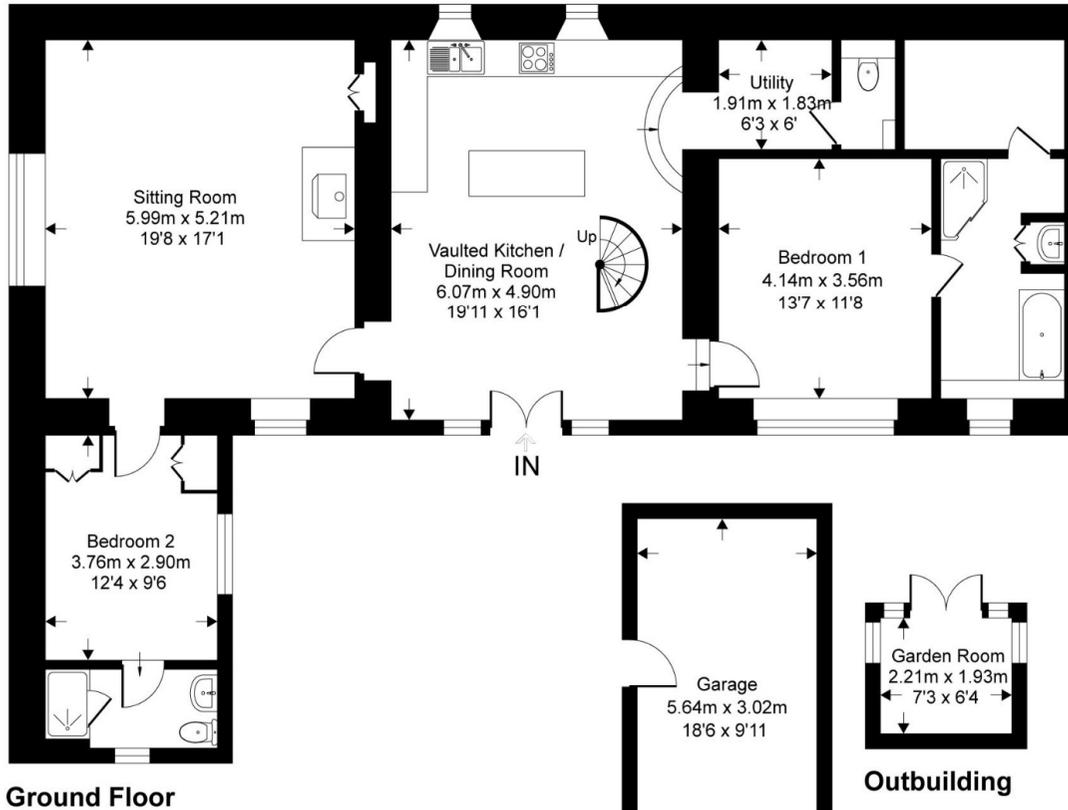


Directions: On entering Winchelsea via the Strand Gate, proceed along the High Street passing the church on your left. As the road bears to the left, carry straight on to the side of the New Inn. At the T-Junction with the A259 Rectory Lane, turn right and the entrance to Hiham Mews will be seen after a short distance on your right.

 = Reduced headroom

Hiham Mews

Approximate Gross Internal Area = 157 sq m / 1689 sq ft
(Excludes Void, Outbuilding & Garage)



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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