

PHILLIPS & STUBBS



coastal +
COUNTRY



Boundary House is situated away from the main roads on a wide thoroughfare in the heart of 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.

An attached character property, dating from the sixteenth century but largely rebuilt in 1947, presenting ragstone lower and tile hung upper external elevations set with double glazed timber casement windows beneath a pitched mansard tiled roof. The front of the house carries an inscribed wooden beam above the main window commemorating the bombing raid on Winchelsea in January 1943. There is a small area of "flying freehold". Note: The social historian and educationist Asa Briggs lived at the property until 1981.

A front door with a leaded light panel opens into a living room with a window to the front, geometric parquet flooring, an open fireplace with an Arts and Crafts style cast iron grate and surround, stairs rising to the first floor with a cupboard under and decorative wood panelling to dado height to one wall.

To the rear is an open plan kitchen/dining room and garden room with natural stone flooring throughout and underfloor heating. The kitchen area is fitted with an extensive range of base and wall mounted cabinets in a muted finish with integrated handles and concealed lighting, quartz work surfaces, an undermounted stainless steel sink with monobloc tap, a freestanding range style gas cooker with five burner hob, oven under

and filter hood above, an integrated dishwasher and washing machine, a wine fridge, space for an American fridge freezer and a fire place fitted with a contemporary wood burning stove on a pedestal. The dining and garden room areas form a conservatory style extension with hardwood double glazed windows with door to side and bi-folding doors out to the rear garden. Also on the ground floor is a cloakroom with hanging space, wash hand basin and door to a separate close coupled w.c.

On the first floor the sitting room has two windows to the front with townscape views and an open fireplace fitted with a wood burning stove with book shelving to one side. Bedroom 1 has a bay window to the rear with glazed double doors opening onto a wide balcony with decking overlooking the rear garden and built in wardrobe cupboards with sliding doors. The shower room has a large walk in shower enclosure with natural stone tiles to the walls and floor, a close coupled w.c, and wash hand basin.

On the second floor bedroom 2 has two windows to the front with lovely views over the town. Bedroom 3 is dual aspect with windows to the side and rear with far reaching views and a glimpse of the sea in the distance. The bathroom has matchboard panelling and fittings comprising a panelled bath with shower attachment and a wash hand basin set into vanity unit. There is a separate w.c, with a low level suite.

Outside: From Castle Street there is a shared pathway to the side of the property and a gate into the professionally landscaped walled rear garden 55' x 18' approximately, which is extensively paved and decked with coastal pebble beds, groynes, raised planters with cordylines, ferns, ornamental grasses, bamboo, a fig tree and a mature fern tree. To one corner is a useful timber garden shed.

Guide price: £850,000 Freehold

Boundary House, Castle Street, Winchelsea, East Sussex TN36 4HU



A fine character house situated in a wide open street in the heart of the Ancient Town affording light, stylish, partly open plan living accommodation, together with an enchanting tropical themed landscaped rear garden and decked balcony.

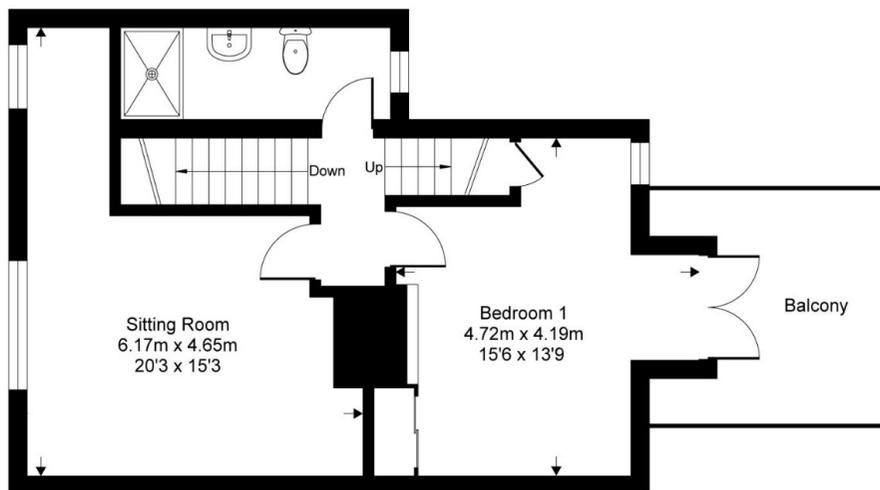
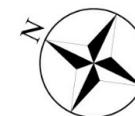
- Living Room • Sitting room • Open plan kitchen, dining room and garden room • Cloakroom • Landing • Master bedroom with large balcony and adjacent shower room • Two further double bedrooms • Bathroom • Separate w.c
- Gas central heating • Part secondary and part double glazed windows • EPC rating E • Landscaped rear garden



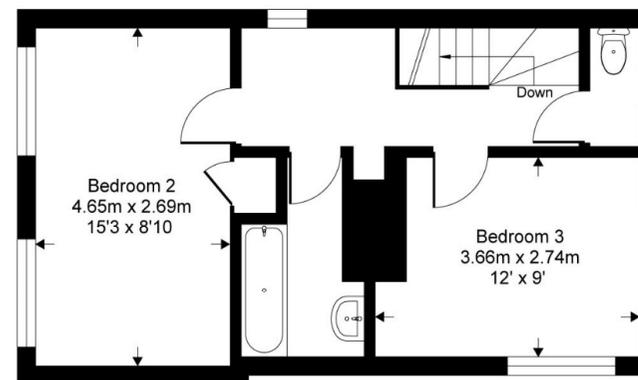
Directions: Entering Winchelsea from the Rye direction, take the first turning left up into the town under the Land Gate. After a short distance take the second turning on the right into Castle Street, where the property will be found on the right hand side shortly after crossing the junction with Mill Road.

Boundary House

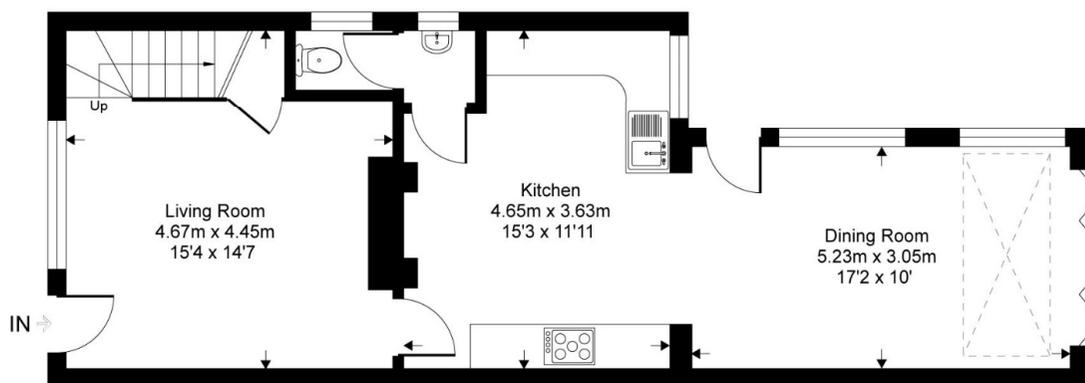
Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft



First Floor



Second Floor



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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