

PHILLIPS & STUBBS



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COUNTRY



The property is situated away from main roads in the central 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 Little Shop convenience store, 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.

Five Chimneys is in origin a fifteenth century Wealden Hall house with later additions and alterations including a massive chimney built from Caen stone, a cross wing added in the seventeenth century and an Oriel window added after the Great War. There is a double garage building, which is linked to the main house. The larger of the two garages has been converted for an “endless” exercise pool which is currently unused, but could suit a variety of alternative uses, subject to consent. The left hand garage remains.

A front door opens into an entrance hall with exposed timber framing, original flagstone floor and an open doorway to the rear hall with a door to the garden. The double aspect living room has windows to the front, a massive inglenook fireplace with fitted display shelving to either side, exposed ceiling beams and a wide 9' opening to a conservatory with oak window sills and flooring and a glazed door to the garden.

The dining room has a large leaded light window overlooking Castle Street, a wide inglenook fireplace and a door to a study with fitted book shelving. The double aspect kitchen/breakfast room, which has windows overlooking Castle Street is fitted with an extensive range of handcrafted cabinets incorporating cupboards and drawers with moulded raised panel doors beneath wooden worksurfaces to three walls, an inset glazed sink, two oven Aga with gas hob & electric oven, tiled floor and a door and steps down to a 13th century cellar of barrel vaulted design with rib stone arches.

An open doorway leads to a utility room with a tiled floor, gas boiler and connecting door to an exercise room fitted with an Endless Pool with propulsion unit (not used).

On the first floor, the landing has exposed massive timber framing including arched bracing, ladder access to a part boarded roof space and a built-in airing cupboard. Bedroom 1, which overlooks the rear garden, has exposed ceiling beams and studwork to walls and an en suite bath/shower room with a panelled bath with shower above, close coupled w.c, pedestal wash hand basin and separate tiled shower enclosure.

There are three further double bedrooms, all of which have exposed timber framing and one of which has a fine projecting Oriel window. The family bathroom has modern fittings comprising a panelled bath with shower above, pedestal wash hand basin and low level w.c. There is also a separate w.c with a close coupled fitment and wash basin.

Outside: Very much a particular feature of the property is the landscaped partly walled garden which lies to the rear and extends to approximately 110ft x 70ft overall. Immediately adjacent to the house is a flagstone terrace overlooking the formal gardens and leading in turn to an enclosed courtyard with extensive brick terracing, adjoining gazebo with trellis work and pyramid roof clad with honeysuckle and clematis, greenhouse, potting shed, wood store and a large kitchen garden. Dividing the garden into sections is a pleached hornbeam hedgerow creating a formal palisade with cockle shell and brick pathway leading through to an extensive area of garden set down to lawn with voluminous cottage borders and mixed flower beds. Cedarwood summer house.

From the left of the house in Castle St there are two paved driveways leading to the double garage building with twin up and over doors. Behind the one on the right is the exercise pool. The redundant door kept for appearances. The one on the left is the garage.

Guide price: £1,350,000 Freehold

Five Chimneys, Mill Road, Winchelsea, East Sussex TN36 4EJ



A fine Grade II Listed property of fifteenth century origin with features of the period, set in large mature gardens, occupying a prime corner plot in the central Conservation Area of the Ancient Town.

- Entrance hall • Living room • Conservatory • Dining room • Study • Rear hallway • Kitchen/breakfast room • Utility room
- Cloakroom • Vaulted 13th century cellar • Landing • Four double bedrooms • Two bathrooms (one en-suite) • Separate w.c
- Gas central heating • Attached former double garage suitable for a variety of uses • Single garage • Large mainly walled garden



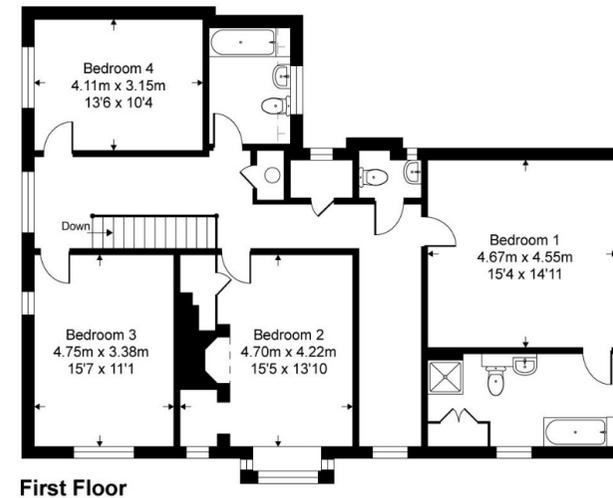
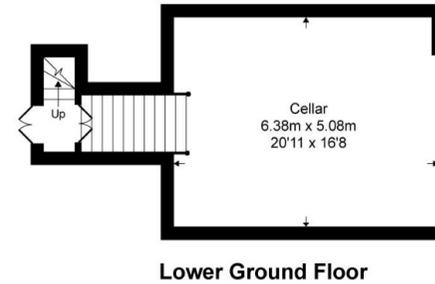
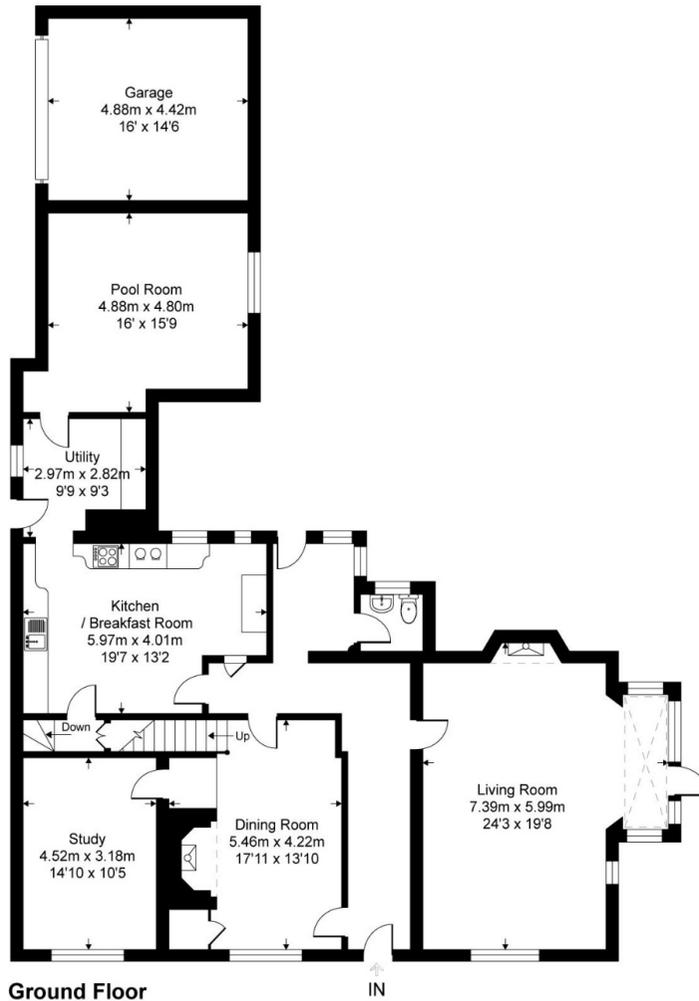
Directions: From Rye, take the A259 in a westerly direction. Pass over the bridge by the Strand Garage shortly after which the road bends sharply round to the right. Take the first turning on the left up the hill and proceed through the Strand Gate into the centre of Winchelsea Town. Take the second turning on the right into Castle Street where the property will be found on the right hand side at the junction with Mill Road.

Local Authority: Rother District Council – Council Tax Band G



Five Chimneys

Approximate Gross Internal Area = 342.3 sq m / 3685 sq ft
(excludes restricted head height & includes garage)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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