

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Evens 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 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.

A most attractive Grade II Listed period house of mellow brick and part ragstone lower elevations and tile hung upper elevations set with leaded light effect timber casement windows beneath a pitched tiled roof. The property is believed to date from 1780 and is partly attached to the rear wall of John Wesley's Chapel. The living accommodation, which is of generally good ceiling height, is arranged over three floors, as shown on the floor plan.

A panelled front door with a fanlight above and a projecting canopy over opens into an entrance hall with stairs leading off to the first floor.

The well proportioned living room, which overlooks the front garden, has exposed timbers and an inglenook fireplace with a brick hearth and surrounds with a bressumer beam and a fitted gas stove. To one end is a study recess with an arched window to the rear and fitted book shelving. A trap door and brick steps lead down to a C13th cellar. The dining room overlooks the front garden and has an old brick floor, exposed beam and built-in storage cupboard.

The double aspect kitchen/breakfast room has two arched windows overlooking the garden, exposed ceiling beams and a tiled floor, together with a range of Shaker style units including cupboards and drawers beneath granite effect work surfaces with tiled

surrounds, an inset composite sink unit and a four burner gas hob and built-in oven. Adjoining is a rear lobby with a tiled floor and a door to the rear terrace, as well as a cloakroom with a w.c and wash basin.

On the first floor, the master double bedroom has a deep walk-in hanging cupboard and further storage area and an en-suite bathroom with fittings comprising a close coupled w.c, panelled bath with shower attachment, bidet and pedestal wash basin. Bedroom 2 has exposed ceiling beams and enjoys middle and extensive views over the ruins of a medieval building belonging to the Black Friars and countryside in the Brede Valley. Bedroom 3 has a decorative fireplace with a cast iron grate and painted surround. The family bathroom has white fittings comprising a w.c, bath with shower attachment and pedestal wash basin.

On the second floor, there is a large double bedroom with a dormer window providing far reaching views over the Brede Valley, exposed floorboards and a walk-in storage area.

Outside: The property is approached through two brick piers with wrought iron gates leading to a flagstone paved front garden with parking for 3 cars. The front garden has a flagstone terrace with climbing roses, specimen trees mature shrubs and burgeoning flower beds including alliums, poppies, digitalis, sweet peas, verbena etc. An old brick pathway with low yew hedging and mixed flower beds leads to a sheltered, part wall enclosed inner garden extending to about 46' x 40' set down to lawn with an apple tree and herbaceous borders with dahlias, hydrangeas, geraniums, camellia etc. Octagonal greenhouse. Garden store. Immediately adjacent to the rear of the house is a rear courtyard of approximately 25' x 14' with climbing roses and an attached brick built store 11'6 x 6'6.

Council Tax Band G

Guide price: £835,000 Freehold

Evens, Rectory Lane, Winchelsea, East Sussex TN36 4EY



A most attractive, well presented Grade II Listed partly attached period house with a beautiful garden located in the Conservation Area of the Ancient Town and enjoying far reaching upper floor views across the cricket field and Brede Valley.

- Entrance hall • Living room with inglenook fireplace & study recess • Dining room • Kitchen/breakfast room • Rear lobby
  - Downstairs cloakroom • C13th Cellar • Four Bedrooms • Two bathrooms (one en-suite)
- Gas central heating • Garden workroom • Off road parking for three vehicles • Large part walled garden



Directions: From Rye, proceed westwards on the A259 for about 2 miles passing around the base of Winchelsea Town and the hairpin bend. Continue up the hill, passing the Pipewell Gate on your left and the entrance to the property will then be seen opposite the cricket field.



# Evens TN36

Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft  
(excludes restricted head height)



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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