

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 period house presenting white washed brick and rendered elevations set with casement windows beneath a pitched tiled roof.

Front door into the **entrance hall** with built in cupboard. **Living area** with open fireplace, exposed floorboards which are throughout the ground floor, stairs to the first floor, door to garden, open doorways to remaining ground floor rooms. **Study** has built in shelving and cupboards, window to front. **Kitchen** fitted with base and wall mounted units, 4 ring gas hob, double oven, space for fridge freezer and dishwasher. Steps up to a **dining area** having double doors out to the rear garden. **Family room** with window to front, steps up to a **utility area** with built in units incorporating a Butler's sink, space and plumbing for a washing machine and tumble dryer, door out to the rear garden. Gas fired boiler.

Rear lobby with door to outside and **cloakroom** comprising w.c and wash hand basin.

First floor landing with stairs to the second floor. **Bedroom 1** with a built in range of wardrobes, views to the front towards Rye and Udimore.

Bedroom 2 has a built in wardrobe, windows to the front with far reaching views. **Bedroom 3** built in cupboard and window to the rear. **Bedroom 4** built in airing cupboard, cast iron fireplace, window to rear. **Family bathroom** comprising panelled bath with shower over, w.c, wash hand basin.

Family shower room comprising shower cubicle, wash hand basin, w.c, window to rear.

Second floor landing hatch to loft space. **Bedroom 5** with dormer window to front enjoying widespread views towards Rye in the distance. There is a walk in **dressing room/nursery** and an **ensuite shower room** comprising shower cubicle, w.c and wash hand basin.

Outside: The rear garden is part fence and wall enclosed with a paved terrace. A gate leads out to a side passage which is shared with the neighbouring property.

Local Authority: Rother District Council – Tax Band G

Price guide: £795,000 freehold

Cobblers, 3 North Street, Winchelsea, East Sussex TN36 4HX



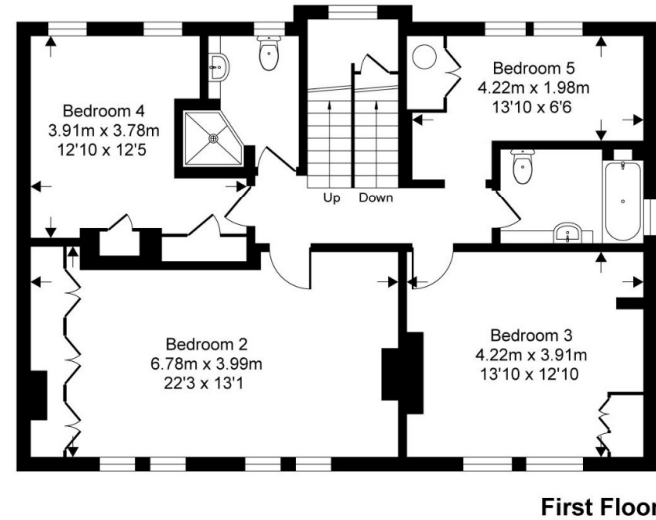
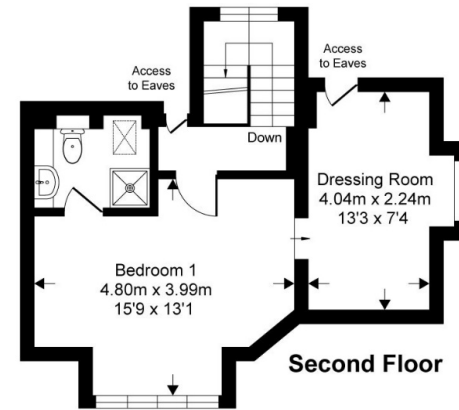
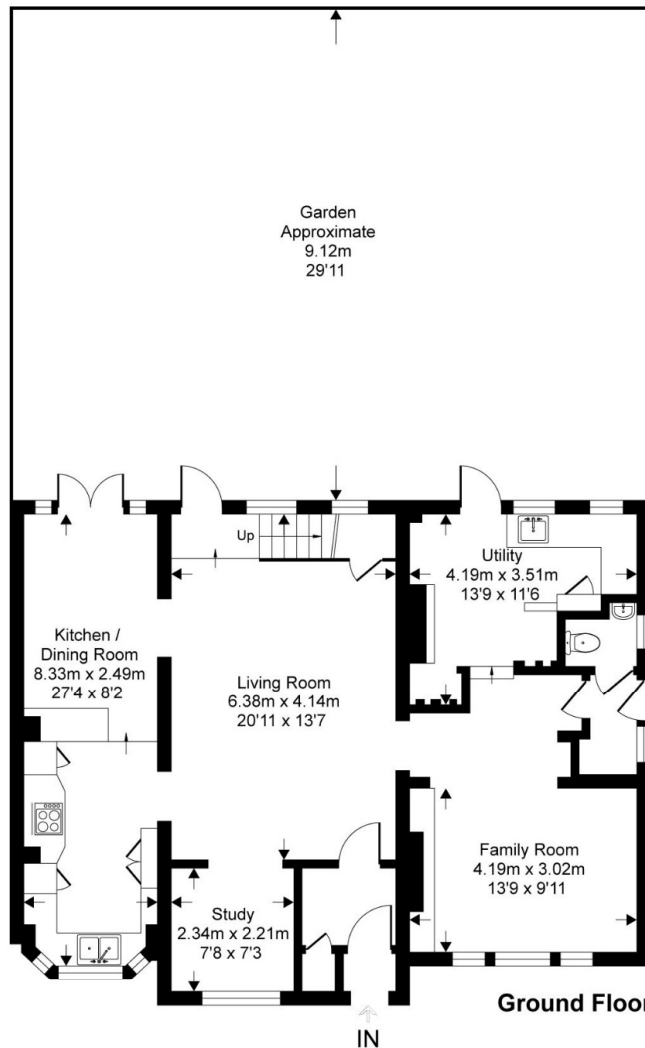
An attached five bedroom period house situated within the Conservation Area of the Ancient Town with far reaching views to the front across open countryside in the Brede Valley to the silhouette of Rye in the distance.

- Entrance hall • Living room • Study • Kitchen/dining room • Utility • Family room • Side lobby • Cloakroom
- First floor landing • 4 bedrooms • Family bathroom • Additional family shower room
- Second floor • Bedroom 5 with en suite shower room and dressing room • Gas heating
- Part wall enclosed rear garden • EPC rating D



Cobblers North Street, TN36

Approximate Gross Internal Area = 219 sq m / 2354 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk