

PHILLIPS & STUBBS



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COUNTRY



Haveli 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 London St. Pancras (37 minutes).

Haveli is a beautifully presented attached Grade II listed period cottage, forming one of a pair, presenting brick lower and tile hung first floor elevations set with timber casement windows beneath a pitched tiled roof. The stylish living space is arranged over three levels, as shown on the floor plan.

The property is accessed via a part glazed front door with an architrave surround and cornice over that leads into a hall with an under stairs cupboard, off which is a shower/cloakroom with a copper counter top basin, shower enclosure, close coupled w.c, matchboard panelling to the walls and a copper heated towel rail.

The double aspect open plan living room and dining room has colour washed beams, oak floorboards and a seating area to the front around an open cast iron fireplace with tiled insets, a wood burning stove and a built-in antique pine double cupboard with open display shelving above. Overlooking the rear garden is a dining area.

A connecting doorway leads from the dining room into a rear kitchen fitted with a range of shaker style cabinets comprising cupboards and drawers beneath woodblock work surfaces with an inset butler's sink, a large stainless steel gas range with 5 burner

hob and oven, filter hood, tiled surrounds, matchboard panelling to the ceiling, plumbing for a dishwasher and space for a free-standing fridge / freezer. A side door leads from the kitchen out to the rear garden and access to the connecting utility room with plumbing for a washing machine and space for a tumble dryer.

From the hallway, an elegant staircase leads to the first floor landing and two double bedrooms with painted floorboards, one of which has a cast iron fireplace. Adjacent to the second bedroom is the bathroom with matchboard panelling and high quality fittings comprising an antique French Verdigris copper bath, copper counter top basin and close coupled w.c.

A second staircase continues from the first floor landing up to a second floor double bedroom with front facing dormer window and painted floorboards.

Outside: Immediately adjacent to the rear of the house is an east facing garden measuring approximately 36' x 28' set down to low maintenance artificial grass with a large decked terrace, mature bay tree and a further raised deck with a custom-made outdoor kitchen with a built-in charcoal barbecue and a pizza oven. The garden is enclosed by fence panels and a brick and ragstone wall. To one corner of the garden is a gate leading to a private tway giving pedestrian access from Mill Road.

Services: Mains Water, gas, electricity and drainage.

Local Authority: Rother District Council

Council Tax: Previously Band E. Currently rated as Self catering holiday unit and premises.

Guide price: £565,000 Freehold

Haveli, 1 Elm Cottage, Hiham Green, Winchelsea, East Sussex TN36 4HD



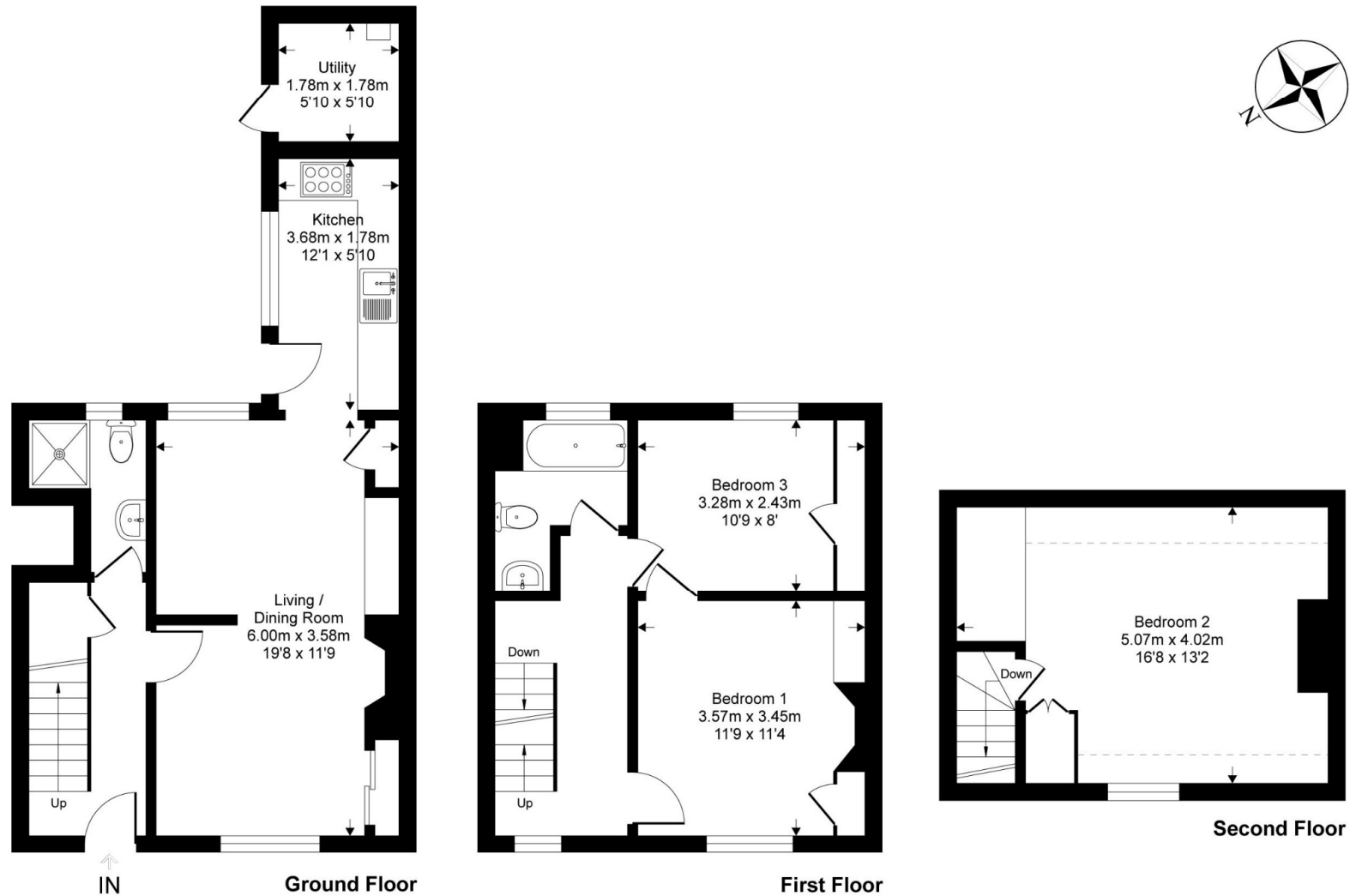
A beautiful Grade II Listed period property affording stylish living accommodation over three floors, together with a delightful rear garden, situated in the central Conservation Area of the Ancient Town of Winchelsea.

- Hallway • Open plan living room & dining room • Kitchen • Cloak/shower room • Utility room
- Landing • Three double bedrooms • Bathroom • Enclosed rear garden



Directions: On entering Winchelsea from the Rye direction, proceed through the Strand Gate, passing through the centre of the town. As the road starts to bear around sharply to the left, having just passed the church, turn right by the New Inn Public house into Hiham Green. Continue down for approximately 150 yards where the property will be found on the right hand side.

Approximate Gross Internal Area = 94 sq m / 1012 sq ft
(excludes restricted head height & includes utility)



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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