

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back about 130' from the road in the village of Icklesham with its Norman church, farm shop and two public houses. The Ancient Town and Cinque Port of Rye, renowned for its historical associations and medieval fortifications, is about 5 miles and provides local shopping facilities. The Ancient Town of Winchelsea, based on the grid-iron street plan with wide, regular streets arranged around a giant square is within 2 miles. Local train services from Rye to Ashford International from where there are high speed connections to London (St. Pancras 37 minutes). The larger town of Hastings with its seafront and promenade is about 6 miles to the south west and provides comprehensive shopping facilities together with a direct train service to Brighton or London. The M25 can be accessed at Junction 5 via the recently improved A21. Recreational facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and spectacular coastal walks. There is schooling for all ages in both the private and state sectors, including Icklesham primary school, Rye College in Rye, Battle Abbey and Buckswood School in Guestling.

The property was designed in 1937 for his own occupation and that of his extended family by William Graham Holford, Architect to the City of London and President of the Royal Town Planning Institute and of the Royal Institute of British Architects. Arriving in Rome in 1930, Lord Holford spent three years in Italy studying Roman and baroque civic design, and contemporary urbanism, influenced by Le Corbusier. He was heavily involved with the development of post-World War II British town planning and was largely responsible for drafting the Town and Country Planning Act 1947. Holford designed significant individual buildings, including Clarendon House, Oxford, three commissions for Eton College and is particularly noted for his redevelopment plan of the area around St Paul's Cathedral. Built in 1939 in the Modernist style, of colour washed brick set with Crittall windows beneath a flat roof, the property is faithful to the original functional design with the use of geometric forms, minimal ornamentation and modern materials. The light filled interior has features of the period including decoratively tiled fireplaces, parquet flooring, art deco door handles, a curtain wall and a fabulous turned staircase with a double height window. The property now forms a pair of semi-detached houses with Sherwood House being the major portion.

The property is approached via an open porch with a canopy above and a front door with glass brick windows to either side opening into a hall with a curtain wall, herringbone wood block flooring, a staircase to the first floor and a cloakroom with a high level w.c. The fine sitting room has wood block flooring, a marble fireplace, south facing picture windows overlooking the garden and French doors to a paved terrace. The double aspect dining room has distant views to the sea, wood block flooring, a tiled fireplace of the period and French doors to the garden. The double aspect breakfast room has a quarry tiled floor and a range of fitted storage cupboards to one wall. An open doorway links the kitchen with a range of cupboards and drawers, stainless steel sink, 4 burner gas hob and built in oven. Adjacent is a utility room with plumbing for a washing machine, space for a fridge freezer and a door to outside.

On the first floor, there is a landing with a staircase leading to the flat roof. There are three double bedrooms, all of which have far reaching views to the sea and one of which has access to a balcony. In addition, there is a single bedroom, a study/store room and a bathroom with a separate wc.

Outside: There is a pleasant area of garden to the front with mature shrubs including Camellia and Mahonia, lawn, established Prunus, Juniper, Acer and Evergreen trees and a tarmac driveway providing off road parking for multiple vehicles with access to two detached garages. The enclosed south facing rear garden, which extends to about 75' x 50', is laid to lawn with a wide paved terrace constructed of paving stones taken from London Bridge and established planting including Acer, Mulberry, Privet, Mahonia, clipped Bay trees and Banksia Marginata. The driveway belongs to Sherwood House and the adjoining property, Forest House, has a right of access across the top section.

Guide price: £650,000 Freehold

Sherwood House, Icklesham, Near Winchelsea, East Sussex TN36 4BA



The major portion of an authentic Modernist style property affording elegant, light filled accommodation, set back from the road in established south facing gardens adjoining farmland with far reaching rural views to the sea.

- Canopy porch • Hall • Cloakroom • Sitting room • Dining room • Breakfast room • Kitchen • Utility room
 - Landing • Four bedrooms • Bathroom • EPC rating D
- Front and rear gardens • Two garages • Ample off road parking

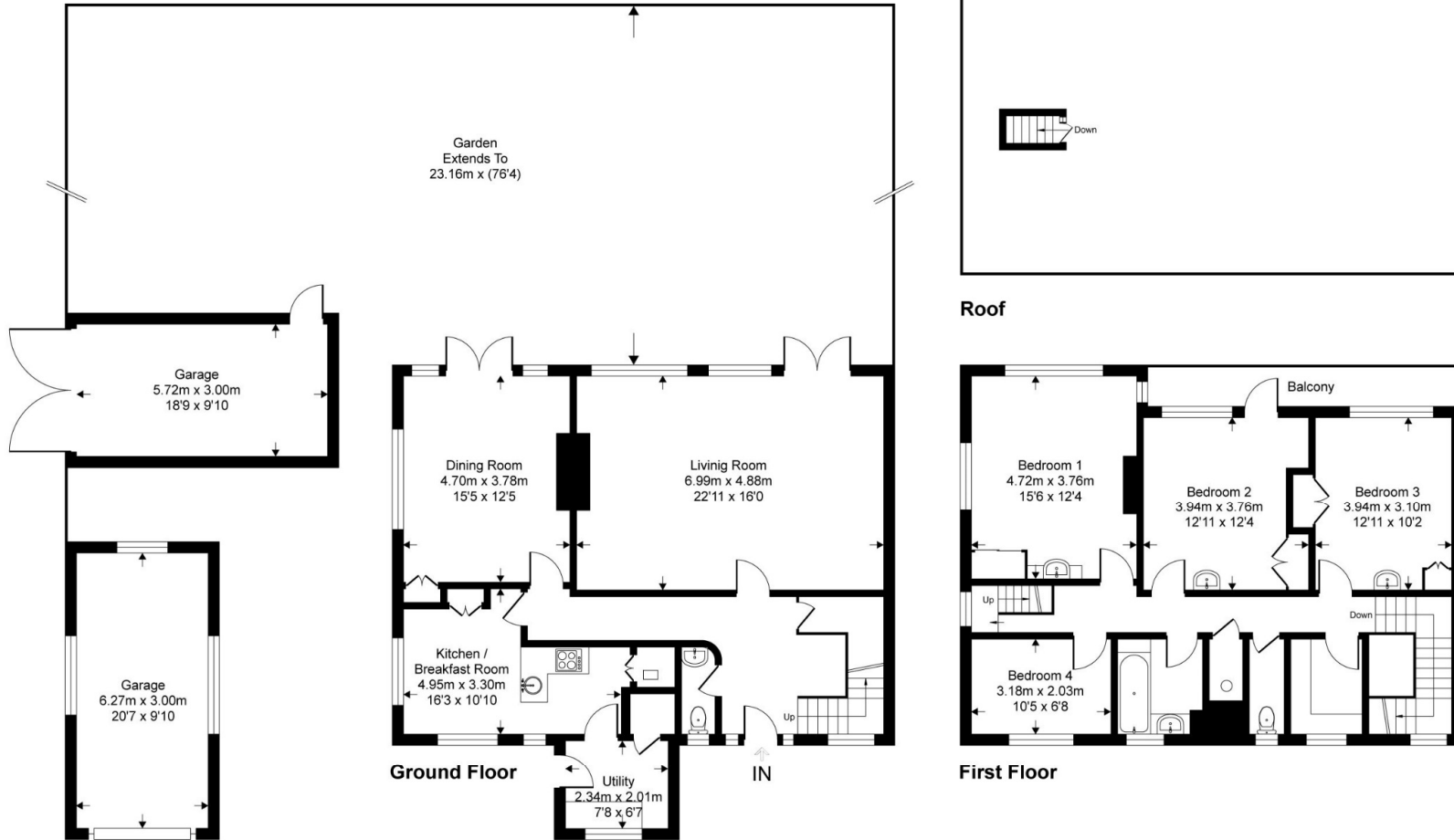


Rother District Council. Council Tax Band E
Mains electricity, water, gas and drainage.
Predicted mobile phone coverage: EE and Three
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye take the A259 in a westerly direction towards Hastings, passing around Winchelsea Town. Continue into the village of Icklesham and the entrance to the property will be seen on your left about 300 yards past the Robin Hood public house and shortly before reaching the turning to Icklesham Joinery.

Sherwood House

Approximate Gross Internal Area = 176 sq m / 1899 sq ft
Approximate Garage Internal Area = 36 sq m / 386 sq ft
Approximate Total Internal Area = 212 sq m / 2285 sq ft



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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