

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in the Conservation Area of the Ancient Town of Winchelsea, which is 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 incomplete cathedral type 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 in 37 minutes.

A Grade II\* Listed attached period house with a Queen Anne style colour washed stuccoed façade and modillion eaves course, set with tall sash windows in moulded architrave surrounds, disguising an earlier typical Sussex farmhouse behind. The light and spacious principal accommodation is arranged over two levels, as shown on the floor plan, with an attic room above. Note: In common with many properties of this type, No. 2 Strand Plat is subject to areas of flying freehold whereby parts of the property pass above or below parts of the adjoining property. Set within the curtilage of the garden is a detached stone built former chapel with a gabled eastern end fronting the street, which has been recently converted to provide ancillary accommodation comprising an open plan living room and well equipped fitted kitchen with a vaulted ceiling, one double bedroom and an en suite shower room with modern fittings.

The property is approached via a classical doorway with pilasters, pediment and panelled door with a semi-circular blocked tympanum, opening into a reception hall with a tall sash window providing sea views, a brick fireplace, exposed timber framing and a walk-in cloaks cupboard. The sitting room, which also enjoys distant views to the sea, has a corner cast iron fireplace and fitted book shelving.

Overlooking the walled courtyard garden is an open plan kitchen and dining room with a flagstone floor, brick fireplace and glazed double doors leading outside. The kitchen area is fitted with an extensive range of cabinets comprising cupboards and drawers with flush doors beneath granite work surfaces with an undermounted sink and mono

tap, an inset ceramic hob with filter hood above, a built-in double oven, an integrated dishwasher and fridge freezer, together with a run of matching wall mounted cupboards. To the rear of the house is a hall and study area with a glazed door to the garden and a cupboard housing a gas boiler. Adjoining is a utility room and pantry, which was formerly a shower room, with a quarry tiled floor, shelving and plumbing for a washing machine, as well as an adjacent cloakroom with a close coupled wc and wash basin.

On the first floor, there is a double aspect drawing room with two sash windows to the front providing wide ranging views to the sea, a fireplace with a decorative surround and fitted book shelving. There are three double bedrooms, two of which have en suite facilities. Two of the bedrooms look towards Winchelsea church at the rear whilst the one to the front has views to the sea.

On the second floor, there is a double aspect attic room with a dormer window to the front and a circular segmented window to the side looking across National Trust land to the sea. A connecting door leads to a store.

Outside: To the front of the house is an ornamental garden with clipped box hedging and climbing roses to the front elevation. A side gate leads to the main garden, which extends to about 100' x 50' being partly walled with a flagstone paved terrace and set down to lawn that weaves through burgeoning borders filled with English country garden perennials, roses, specimen trees, including acers, Kentucky coffee tree and a weeping willow and mixed flower beds with euphorbia, hydrangeas, clematis, jasmine, geraniums, cordylines, lavender, espalier apple trees etc. Two moon gates wreathed in roses frame the view of the church and the sea at Rye Bay. To the far end is a pentagonal summerhouse and garden store. Immediately to the rear of the house is a delightful wide courtyard with ragstone walls and an old brick terrace linked to the main garden via an elegant metal arbour.

Council Tax Band G

Guide price: £1,250,000 Freehold

2 Strand Plat, Rookery Lane, Winchelsea, East Sussex TN36 4EE

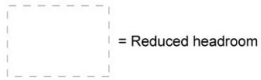


A fine Grade II\* Listed attached period house affording stylish, well-proportioned accommodation with glorious far-reaching views across open countryside to the sea, together with a converted chapel providing ancillary accommodation and a delightful garden.

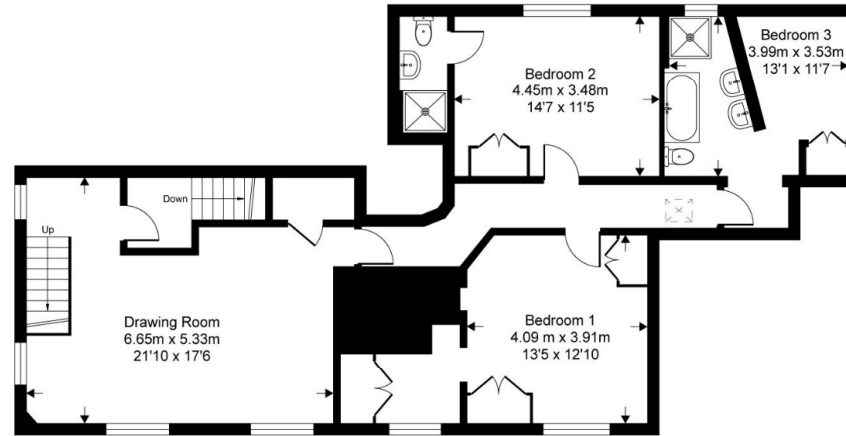
- Reception hall • Drawing room • Sitting room • Open plan kitchen & dining room • Rear hall/study • Utility room & pantry
  - Cloakroom • Three double bedrooms • Two bath/shower rooms • Attic room
- Ancillary accommodation comprising open plan kitchen & dining room, one double bedroom and shower room
  - Large part walled garden



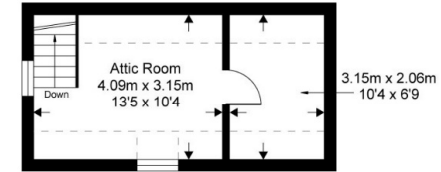
Directions: From Rye, take the A259 in a westerly direction for about two miles. Pass the turning to Winchelsea Beach, shortly after which the road bends sharply to the right. Take the first turning on the left up Strand Hill and proceed under the Strand Gate into Winchelsea Town. Take the first turning on the left into Rookery Lane where the property will be seen on the right hand side.



Approximate Gross Internal Area = 211 sq m / 2276 sq ft  
 Approximate Outbuilding Internal Area = 37 sq m / 398 sq ft  
 Approximate Total Internal Area = 248 sq m / 2674 sq ft  
 (excludes restricted head height)



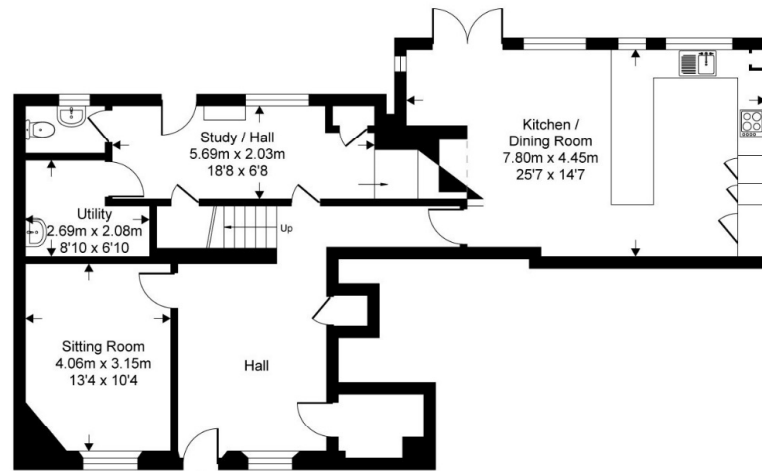
**First Floor**



**Second Floor**



**Old Chapel**



**Ground Floor** IN

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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