



BACKFIELDS END, RECTORY LANE,
WINCHELSEA, EAST SUSSEX, TN36 4AB

ANDERSON
 HACKING

BACKFIELDS END, WINCHELSEA, TN36 4AB

GUIDE PRICE £785,000

A charming tucked away 4 bedroom, 3 bathroom, 3 reception room detached house situated in a quiet private position, on the edge of the Ancient Cinque Port Town of Winchelsea. This delightful property benefits from a level large lawn garden and offers views looking out over the Brede Valley.

- Entrance Porch
- Hallway
- Living Room /Dining Room
- Study / Bedroom
- Conservatory
- Kitchen
- Utility Room
- Ground Floor Bedroom with ensuite Shower /WC
- Master Bedroom with ensuite Bathroom/WC
- Two Further Double Bedrooms
- Family Bathroom
- Paved Seating Terrace
- Generous Private Level Garden
- Green House
- Garage and Large Store Shed

Backfields End is a deceptively spacious converted former stable block that now comprises a detached house of brick construction, with pebble dashed elevations, under a pitched tiled roof with a mix of double glazed and single pane timber casement windows and some Velux windows.

The property we understand was built around 1901 and was converted by the current owners family into a house during the 1950's. The property is set on a quiet green lane called Hogtrough Lane on the edge of Winchelsea, being within walking distance of the town's amenities including village shop, pub, church, village hall, community playing field area and village primary school.

Backfields End is approached from Rectory Lane (A259) down Hogtrough Lane through a wooden picket gate leading onto a paved path that leads through the garden to approach a central enclosed entrance porch. Accessing the entrance porch leads to an inner front door that opens into a hallway with parquet flooring. Accessed off the hallway is a ground floor bedroom with ensuite shower room/WC, a rear access door and access into the main living room with feature fireplace with gas fire. The large living room has three front facing windows and glazed French doors at the rear leading through to a conservatory with French doors leading out to a paved seating area as well as providing access to a rear study / bedroom. The kitchen is accessed from the living room with oak shaker style units, marble worktops, butlers sink, integrated dishwasher, ceramic hob incorporating an extractor fan, and a double electric oven.





A connecting door leads from the kitchen to a side utility room with cream units with laminate worktop, stainless steel sink, space and plumbing for a washing machine and tumble dryer and access door out to the garden. Stairs leading from the living room provide access to a master bedroom suite with small landing leading into the bedroom benefiting from built in wardrobes and stunning views looking over the Brede valley and on the opposite side of the landing a bathroom with panel bath, with shower above, pedestal washbasin and enclosed cistern WC.

A second staircase leads from the entrance hall up to a further two double bedrooms and a family bathroom with panel bath, with shower above, wash basin with vanity unit below and close coupled WC. Externally the property benefits from a large level lawn garden, with a side vegetable garden with green house and on the opposite side of the house further flower beds, a rear paved seating area and at the end of the lawn a garden spinney with path leading through to a large store shed and attached garage.

Situation: Backfields End is situated within the historic town of Winchelsea which is laid out on a 13th Century grid pattern around the central church St Thomas. This pretty, small town benefits from a village store and post office, The New Inn public house. Nearby is the ancient Cinque Ports town of Rye, with its ancient cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic town of Hastings with its seafront and promenade is 8 miles awats while inland are the market towns of Tenterden and Ashford with the recently expanded McArthur Glen designer outlet retail park. Leisure activities near Winchelsea offer a local thriving tennis, sailing, and links golf clubs as well as opportunities for Beach and walking in the surrounding countryside.

Schools: There are several highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Benenden. Winchelsea benefits from St Thomas's primary school and nearby Rye offers a number of pre-nursery, primary and secondary school.

Travel and Transport: Winchelsea benefits from an hourly bus services on the Hastings to Folkestone route. There is also a train service from Winchelsea station, approximately 0.5 miles from the bottom of Ferry Hill on the Brighton to Ashford with connecting high speed services from Ashford to London St Pancras (37 minutes) and Eurostar. Nearby the M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.







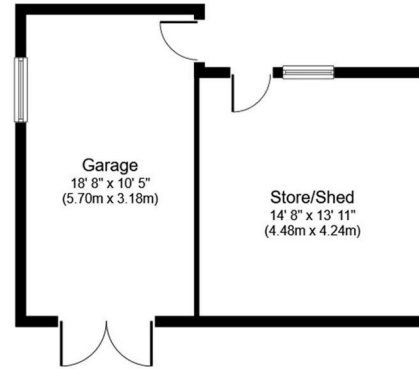
General Information:

Services: Mains Water, Private Drainage, Mains Gas and Electricity
Broadband Speed: Up to 66 Mbps (source Uswitch)
Mobile Coverage: 3G/4G on 3 Mobile, EE, Virgin Mobile, Vodafone & O2
Council Tax: Currently Band G
EPC : Band E
Local Authority: Rother District Council Tel: 01424 787000
Tenure: Freehold

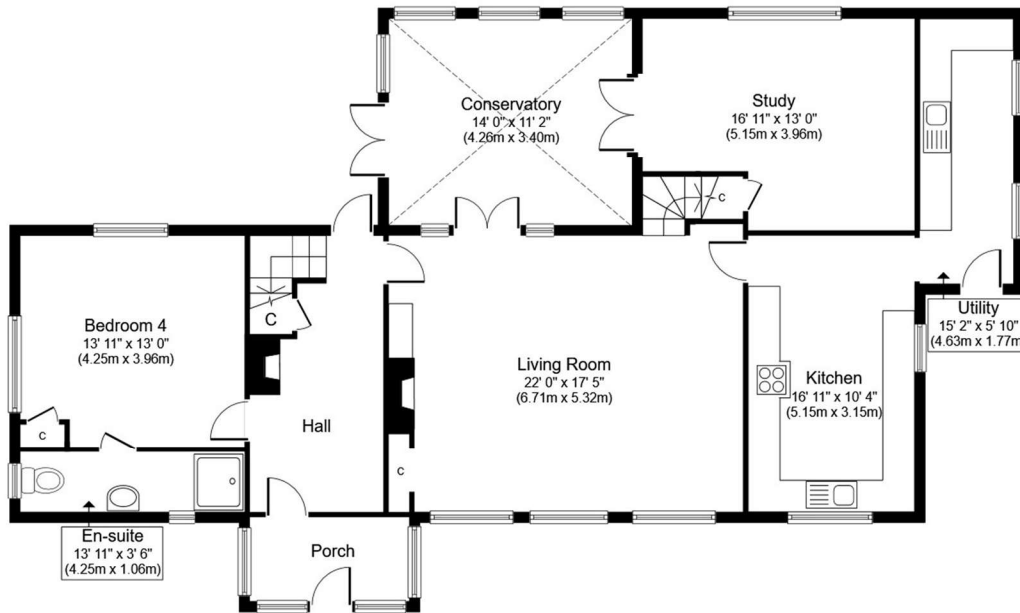
Viewing: Strictly by appointment with Anderson Hacking Ltd on 01797 224852.

Directions: From Rye proceed on the A259 Hastings Road for approximately 4 miles, turn right into Hogtrough Lane approximately 100m past Winchelsea Village Hall (on the righthand side) and Backfields End will be found on the left hand side.

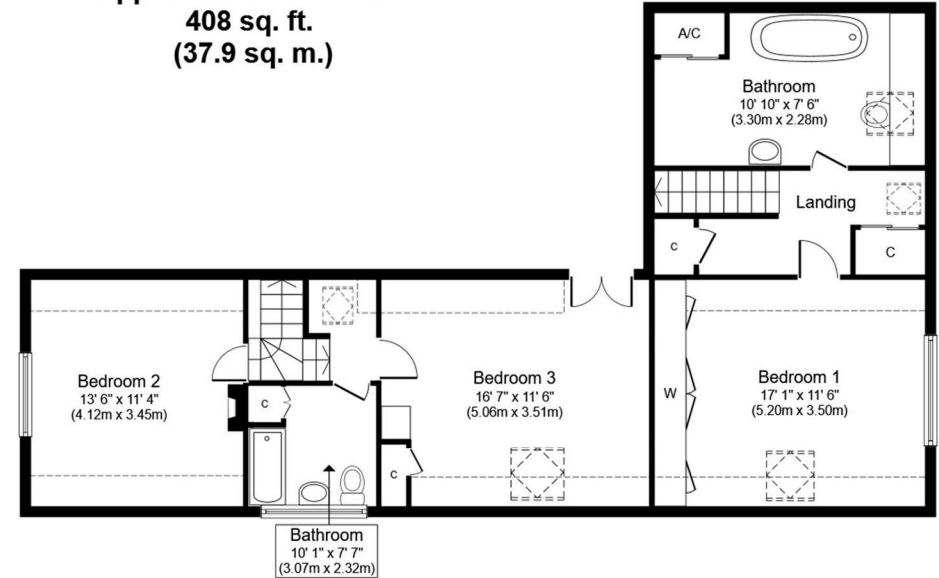
**Gross Internal Area : 2612 sq. ft. (242.6 sq. m.)
Excluding Outbuildings**



**Outbuilding
Approximate Floor Area
408 sq. ft.
(37.9 sq. m.)**



**Ground Floor
Approximate Floor Area
1,549 sq. ft.
(143.9 sq. m.)**



**First Floor
Approximate Floor Area
1,063 sq. ft.
(98.7 sq. m.)**

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: March 2024 Photographs Dated: March 2024 / September 2020

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TEL: 01797 224852

info@andersonhacking.com