

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set off the road towards the end of long private driveway on the western outskirts of 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, grocery and tea/coffee shop, 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 (37 minutes).

3 Backfields forms one end of a substantial Edwardian country house dating from 1902, presenting colour washed rendered elevations set with timber casement windows beneath a pitched gable end peg tiled roof with dentil cornice eaves. The elegant living space is arranged over three levels, as shown on the floorplan. The property is now in need of total refurbishment to restore it to its former glory.

From the parking area, the property is approached over a flagstone paved courtyard to one side of the house, which also serves the adjoining property, which leads to a small private open terrace belonging to No 3 with a pair of glazed double doors opening into a hall with a quarry tiled floor and a turned staircase to the first floor.

The well proportioned, double aspect living room has two sets of French doors leading to the garden and a wide opening to the dining room, which has a fine Adam style marble fireplace.

The double aspect kitchen is fitted with a range of cabinets comprising base cupboards and drawers beneath wooden work surfaces with an inset stainless steel sink, an electric cooker point, plumbing for a washing machine and dishwasher and a door to outside. Adjoining is a cloakroom with a low level wc and a wash basin.

On the first floor, there is a spacious landing with stairs to the second floor and three bedrooms, two of which enjoy far reaching views to the rear. In addition, there is a box/dressing room and a bathroom.

On the second floor, there is a below eaves attic room with a window to the rear.

Outside: The property is approached over a long private driveway, serving four properties in total, leading to the front of the house where there is off road parking for two vehicles and access to an integral single garage adjoining the kitchen with an up and over down and two personal doors to the side elevation. Immediately adjacent to the rear of the house is a flagstone terrace, from where there are widespread views across farmland in the Brede Valley, which extends out to a large area of lawn underplanted with spring bulbs including bluebells and daffodils, together with hydrangea, robinia, roses, hellebores and buddleja. To one side is a tall Yew hedge as the garden leads down to a small orchard, beyond which is a useful outbuilding comprising a garden store with a stable door and two windows to one elevation occupying high ground with far reaching rural views.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas and water. Shared private drainage treatment plant
Predicted mobile phone coverage: EE, Three and 02
Broadband speed: Superfast 41 Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK
The property has previously been the subject of a building insurance claim. Details upon request.

Guide price: £750,000 Freehold

3 Backfields, Rectory Lane, Winchelsea, East Sussex TN36 4AB



A handsome Edwardian property in a state of faded glory and now in need of total refurbishment, forming an end portion of a once larger, elegant country residence situated in the Conservation Area of the Ancient Town with widespread rural views across open countryside in the Brede Valley.

- Hall • Living room • Dining room • Kitchen • Cloakroom • Landing • Three bedrooms • Bathroom • Attic room
- Gas central heating • Partial secondary double glazing • EPC rating E
- Large garden adjoining farmland • Parking for two vehicles • Integral garage

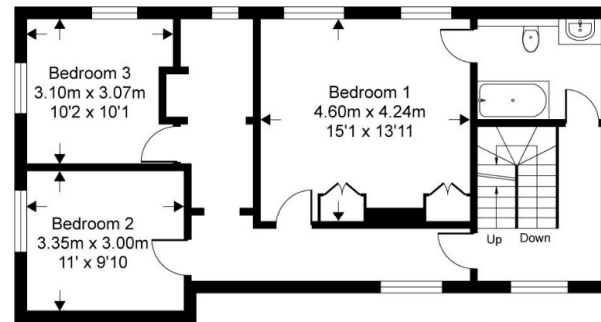


Directions: From Rye proceed on the A259 Hastings Road for approximately 2 miles. Turn left up the hill into Winchelsea Town, passing through the Strand Gate and continue on through the centre of the town following the road around a sharp left hand bend passing the Church on the left hand side. Take the next turning on the right hand side and at the T junction with the main A259 turn left and pass the entrance to St Giles Close on the right hand side. Take the next turning right into Backfield Place. Proceed down the shared drive where the property will then be seen on your right.

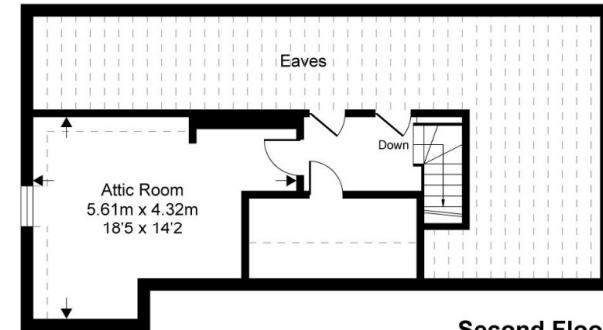


Backfields

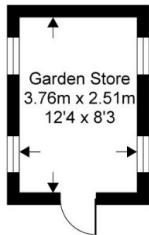
Approximate Gross Internal Area = 178 sq m / 1918 sq ft
Approximate Garage Internal Area = 12 sq m / 130 sq ft
Approximate Outbuilding Internal Area = 9 sq m / 102 sq ft
Approximate Total Internal Area = 199 sq m / 2150 sq ft
(excludes restricted head height)



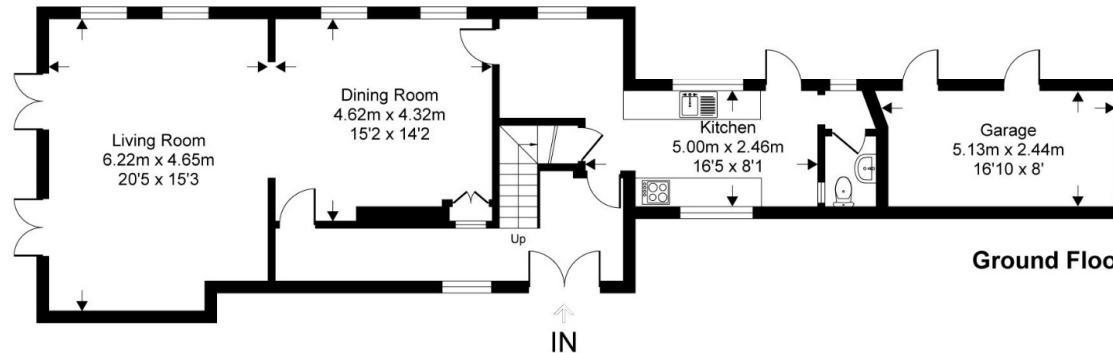
First Floor



Second Floor



Garden
Extends To
33.30m x 14.76m
109'3" x 48'5"



Ground Floor

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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