

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Turners is situated on a quiet road in 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 a shop, together with a primary school and public house. Winchelsea has a railway station nearby (.75 mile) from where there are train services to Eastbourne and to Ashford with high speed connections to London St Pancras (journey time 37 minutes). For more comprehensive facilities there is the Cinque Port of Rye within 3 miles which has a good range of independent shops, restaurants and Kino cinema.

Forming an attached single storey period property which has undergone extensive refurbishment and modernisation in the last couple of years, presenting appealing weatherboard clad elevations set on ragstone foundations with double glazed timber casement windows beneath a pitched tiled roof.

A panelled front door opens into an **entrance hall** with a built in double storage cupboard, exposed ceiling beams, quarry tiled flooring and an open doorway to an **inner hallway** which has built in bookshelves and two windows to the side with shutters.

The **living/dining room** has a vaulted ceiling, whitewashed floorboards and a projecting square bay window with full height casement windows providing far reaching widespread rural views over farmland with the silhouette of Rye in the distance. From this space there is a shallow step up and wide opening into the **Kitchen/breakfast room** fitted with an extensive bespoke range of cabinets incorporating cupboards and drawers, electric hob with extractor over. Integrated dishwasher and full height fridge/freezer.

Whitewashed floorboards and skylight providing natural light. **Bedroom 1** has full width windows taking advantage of the reaching views. **En suite** includes a roll top bath in the bedroom and door to a w.c and wash hand basin.

**Bedroom 2** has a vaulted ceiling and full width windows with views, additional windows to the front with shutters.

**Family shower room** comprising large walk in shower, twin wash hand basins on stand with drawer under, w.c, towel rail and tiled flooring.

**Outside:** To one side of the property is a paved terrace from where there are elevated views. The principal area of garden 50' x 33' approx. is located on the opposite side of North Street to the house. An established cottage garden, from where there are far reaching widespread rural views, set down to lawn with mixed flower beds, herbaceous borders, paved terrace with pergola and garden shed. Beyond the garden there is an extensive area of orchard and woodland running steeply down to the base of the cliff and behind the adjoining gardens to the Pipewell Gate.

Note: Several of the photographs were taken in the summer.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 80Mbps available. Source Ofcom

River and Sea Flood Risk summary: Very low risk. Source GOV.UK

Price guide: £655,000 freehold

Turners, School Hill, Winchelsea, East Sussex TN36 4HL



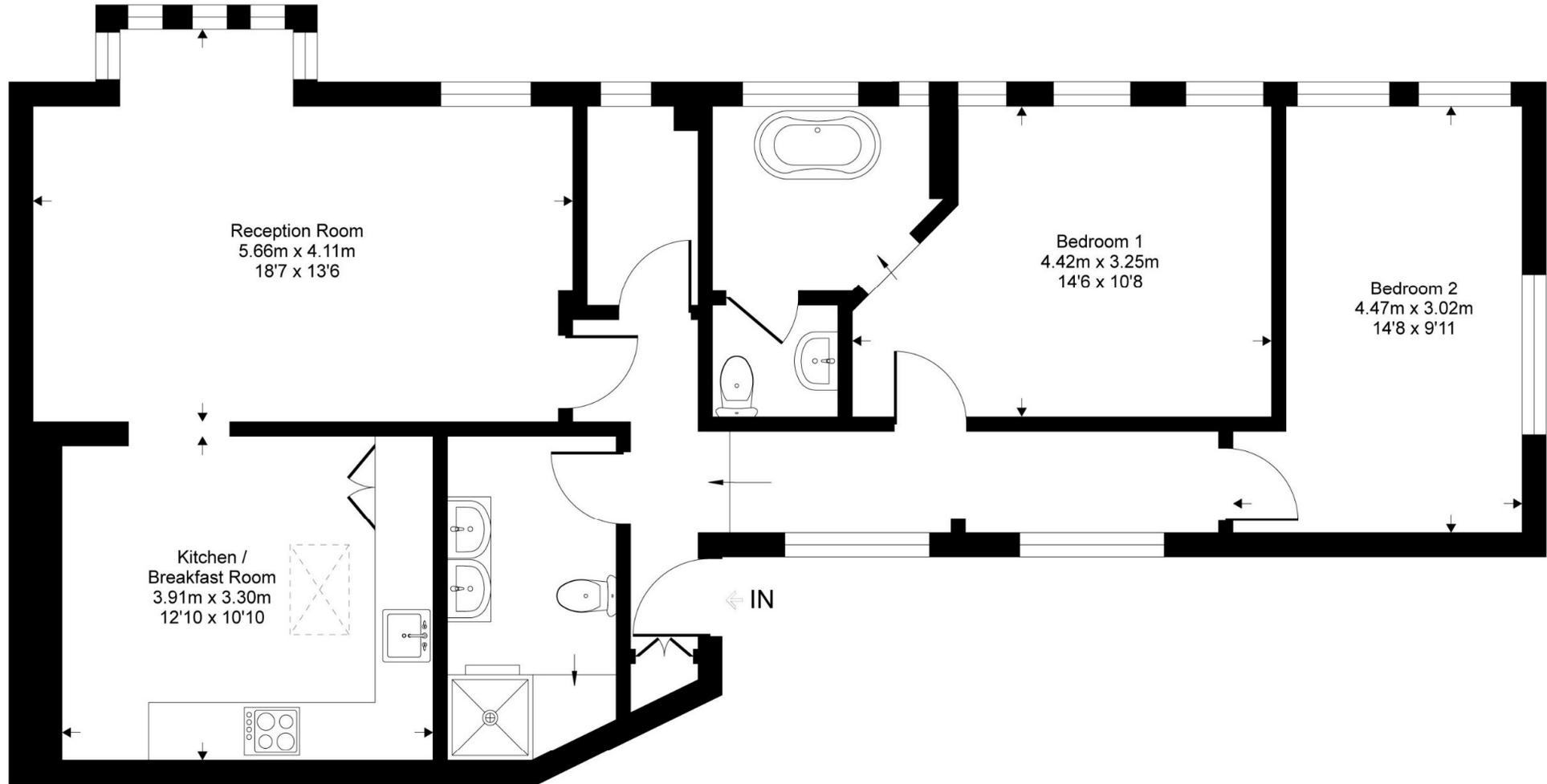
A unique attached single storey cottage having undergone extensive refurbishment occupying an elevated position in the Conservation Area of the Ancient Town with widespread, far reaching views across open countryside in the Brede Valley to the silhouette of Rye Citadel in the distance.

- Entrance hall • Vaulted living/dining room • Kitchen/breakfast room • Utility
- Bedroom 1 with en suite bathroom • Vaulted bedroom 2 • Family shower room
- Gas heating • Double glazing • EPC rating C • Front terrace with large gardens opposite the property



# Turners

Approximate Gross Internal Area = 88 sq m / 942 sq ft



## 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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