



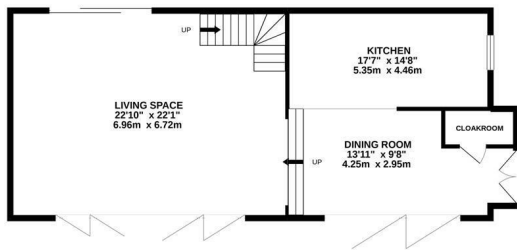
Hogtrough Lane, Winchelsea TN36 4AF

Offers in excess of £900,000

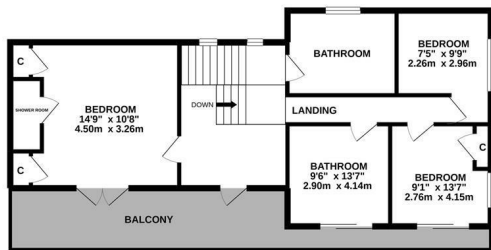


Exquisite detached ECO-BUILD nestled in an IDYLIC COUNTRYSIDE SETTING with uninterrupted views across the picturesque Brede Levels. Situated on the edge of the Cinque port town of Winchelsea and just 3½ miles from the medieval market town of Rye it's an ideal holiday destination for friends and families, with an INVITING WOOD BURNER for those cosy evenings and BI-FOLDING DOORS opening on to a sun terrace with a hot tub. Made of Canadian red cedar, it blends in to its surroundings with WRAP AROUND GARDENS and accommodation spanning two storeys. The ground floor enjoys a CONTEMPORARY, OPEN PLAN FEEL with exposed oak joinery and large picture windows framing the stunning views. There is a MODERN FITTED KITCHEN with integrated appliances and ample storage space. On the first floor the GALLERIED LANDING features access out to a balcony offering ELEVATED VIEWS across to neighbouring countryside. There are THREE DOUBLE BEDROOMS and a bunk room along with a beautiful family bathroom where there is a freestanding bath and separate shower enclosure. The main bedroom also benefits from an EN-SUITE

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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