



White Fleet,
Winchelsea, Rye, East Sussex TN36 4JX

White Fleet, Station Road, Winchelsea, Rye TN36 4JX

Guide Price : £795,000

White Fleet is a beautiful refurbished four-bedroom detached country property enjoying glorious far reaching views and standing in a highly desirable rural setting on the edge of this historic village, surrounded by rolling countryside and only a few minutes walk to the railway station providing convenient transport links to Rye and Ashford with connections to London and the continent.

This exceptional mid-century cottage has recently been thoroughly improved and refurbished by our current vendors creating a unique family home that blends charm, character, and contemporary style. The versatile accommodation features large windows that flood the interior with natural light, while the design showcases a tasteful balance of modern and traditional elements including stylish décor, exposed flooring, feature fireplaces, a wood-burning stove, decorative tiles, and traditional-style radiators all contribute to the inviting aesthetic.

The well-stocked gardens offer a secluded oasis with stunning views towards Rye in the distance, featuring areas of lawn and a rich variety of specimen shrubs and mature trees with a terrace providing an ideal spot for entertaining or relaxation.

In addition there is a driveway providing off road parking and leading to a former garage which is currently used for storage purposes.

This idyllic location combines the charm of a historic village with the convenience of amenities and transport links, making White Fleet an ideal choice for those seeking a countryside retreat with easy access to town amenities.

.SITUATION White Fleet enjoys a much favoured rural setting along a country lane on the edge of the ancient village of Winchelsea which is steeped in history with distinctive grid-iron street alongside the Church of St. Thomas the Martyr, a striking example of Decorated Gothic architecture. Local amenities in Winchelsea also include a shop, a traditional pub, and a primary school and for a broader range of services, the nearby Ancient Town of Rye, just 3 miles, provides excellent shopping, dining, and cultural attractions.

Rye Harbour Nature Reserve is located near Winchelsea and offers a diverse range of coastal habitats and wildlife home to numerous plant and animal species, including many that are rare or endangered. It's a popular spot for birdwatching and you can explore well-maintained paths and discover the changing coastline. Transport connections to Rye and Ashford are at the close-by Winchelea station, while nearby Rye Station offers regular services to Brighton and Ashford International, from which high-speed trains to London St Pancras take approximately 37 minutes

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Warner Gray



- **Bright and light four-bedroom character country property**
- **Meticulously improved and refurbished in recent years**
- **Far-reaching country views in a desirable rural location**
- **Just a short walk from the Winchelsea railway station**
- **Blending charm character with contemporary style & comfort**
- **Spacious living with large windows providing abundant light**
- **Stylish interior décor, exposed flooring and decorative tiling**
- **Fireplaces, wood-burning stove, traditional-style radiators**
- **Unique inviting family home with a warm atmosphere**
- **Balance of rural seclusion with train station nearby**

VIEWING BY APPOINTMENT THROUGH WARNERGRAY 01797 290050

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Services : Mains water and electricity. Private drainage. Oil central heating.

Local Authority : Rother District Council. EPC Rating D

Location finder : what3words ///deflated.thinnest.opened

ENTRANCE HALL a welcoming L-shaped hall with staircase to the first floor and exposed floorboards. Doors to :

SITTING ROOM 11'11 x 11'10. Double aspect room with attractive fireplace with wood burning stove and decorative surrounds is the perfect focal point of the room. Window to the front and side.

STUDY 11'11 x 11'11. A versatile room window to the side. Exposed floorboards and feature brick fireplace. Step down to **GARDEN ROOM** 10' x 6'6 with window to rear and door opening to the side garden. Useful utility cupboard.

The **KITCHEN / DINING ROOM** 24'2 x 12'is unquestionably the centrepiece of this house that provides great views of the garden and is doubtless where most of your time will be spent. The kitchen is well appointed with elegant marble worktops with ample base storage cupboards, along with dedicated space for appliances. A central island, also topped with marble, offers additional storage and functions as a stylish breakfast bar. Sink unit with mixer tap and range style electric cooker and hob. The space is enhanced by continental wood finishings that complement the character and charm of the home. The kitchen flows openly into the adjoining dining area, creating a spacious and connected living space with room for table and chairs offering a lovely view over the garden countryside beyond.

BEDROOM 3 11'9 x 11'7. Window to the front. Exposed floorboards.

BATHROOM a luxurious room with a smart white contemporary suite comprising freestanding bath and shower rail, pedestal wash basin and low level w.c. Two windows to the rear. Partly tiled walls. Exposed flooring.

BEDROOM 4 8'10 x 7'8. Window overlooking the rear garden.

FIRST FLOOR LANDING / STUDY AREA 14'3 x 6'11 max. Stairs from the hall leading spacious landing ideal as a study area with room for desk and chair. Large velux windows provides natural light. Doors to :

BEDROOM 1 13'7 x 13' max. A lovely, versatile double room with views over garden and countryside. Exposed floorboards. Access to eaves storage.

BEDROOM 2 13'5 x 11'1 max. A further double bedroom with views. Exposed floorboards. Access to eaves storage.

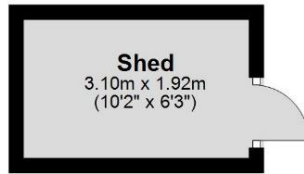
BATHROOM Luxurious bathroom fitted with a white contemporary suite comprising freestanding bath, wash hand basin and low level w.c. Part panelled walls, decorative floor tiles and velux style window .

OUTSIDE The gardens are a lovely feature carefully planted with an abundance of flowering plants and shrubs, offering both seclusion and year-round interest. A generous terrace provides the perfect spot to relax and take in the scenic views over the gardens and rolling countryside, stretching as far as Rye in the distance. Additional features include a useful garden shed and a driveway to the side, which offers parking in front of the former garage - currently used for storage.



Outbuildings

Approx. 19.7 sq. metres (211.9 sq. feet)



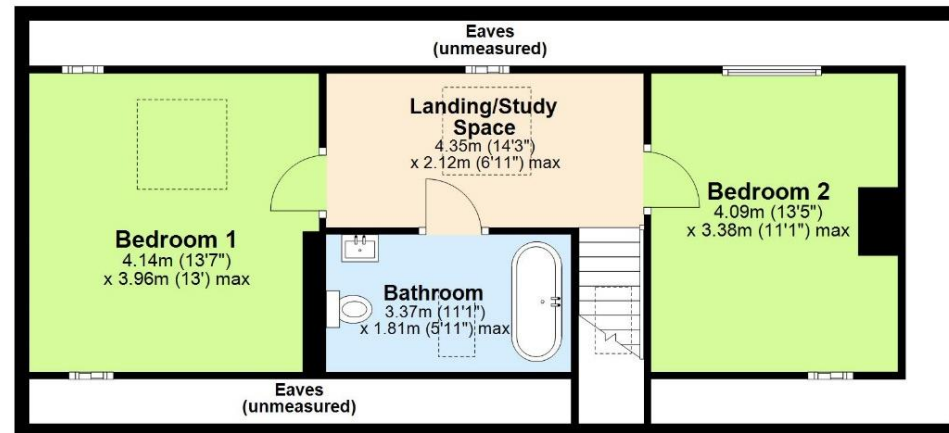
Ground Floor

Approx. 102.5 sq. metres (1103.1 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



Total area: approx. 171.4 sq. metres (1844.8 sq. feet)

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