

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated 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 The Winchelsea Farm Kitchen comprising a village shop and delicatessen, together with a primary school, public house and mobile post office (twice weekly). For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International with high speed connections to St. Pancras London (37 minutes) and to the Continent.

The property is approached via a C18th doorway with pilasters, pediment, segmental fanlight and panelled door opening into a shared outer entrance vestibule which also serves No. 2 White Close.

A private inner front door leads into the **reception hall**, which has a high ceiling and turned staircase with moulded balusters. The **garden room** overlooks the rear of the house and has glazed double doors opening onto a walled courtyard. The **kitchen/breakfast room** has large bay window to the front overlooking the ancient church. The kitchen area is extensively fitted with a range of panel fronted units incorporating cupboards and drawers beneath a beech wood work surface with inset stainless steel sink unit, tall larder cupboard, saucepan drawers, together with wall mounted cupboards and an island unit with 5 burner gas hob with stainless steel hood above, double oven with grill and integrated dishwasher. Adjacent is a practical **utility room** with slate effect floor tiles, worktop with stainless steel sink and below counter space for a washing machine and tumble dryer. A part glazed door leads to the rear courtyard and a further door to a **cloakroom** with white fittings and slate effect tiled floor.

The **cellars** are divided into four compartments with good ceiling heights, one of which houses the gas boiler.

First floor landing, the **drawing room** includes a semi-circular window bay made out of four sides of the hexagonal turret with windows overlooking the town and church. Bevelled glass double doors open into a **study/bedroom 4** with built in cupboards and doors opening onto a balcony with steps leading down to the courtyard garden. **Bedroom 3** has an attractive view to the rear. Also on the first floor is a **shower room** with contemporary fittings comprising a low level w.c, circular metal wash basin in a wood surround and a walk in shower.

Second floor landing with built in cupboards. The **principal bedroom** has partly sloping ceilings and large windows, including a north facing skylight, providing townscape views to the countryside beyond and sea in the far distance. The **en-suite bathroom** has a roll top bath with ball and claw feet, a console wash basin and low level w.c. **Bedroom 2** enjoys far reaching views to the rear across the Brede Valley.

Outside: Immediately adjacent to the rear of the house is a paved, wisteria clad, walled courtyard of about 26' x 10', over which the neighbouring property has a pedestrian right of way. From the courtyard a narrow kitchen garden with an old brick pathway leads beneath a covered walkway adjoining the studio/garden room to the main garden area of about 55' x 45', which is ragstone wall enclosed and laid to lawn with magnolia, bay and mulberry trees and well stocked herbaceous borders. The **studio/garden room** 21' x 12' has a vaulted ceiling, tiled floor, wood burning stove, oak framed windows and glazed double doors overlooking the main garden area. To one end of the studio is a **garden store** 8' x 7'.

Local Authority: Rother District Council. Council Tax Band G
Mains gas, electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone and 02

Broadband speed: Superfast 74Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £895,000 freehold

1 White Close, Winchelsea, East Sussex TN36 4EN



A stylish Grade II Listed Period House, heavily influenced by the Arts & Crafts Movement and affording naturally light living accommodation, set in the Conservation Area of the Ancient Town overlooking the magnificent parish church.

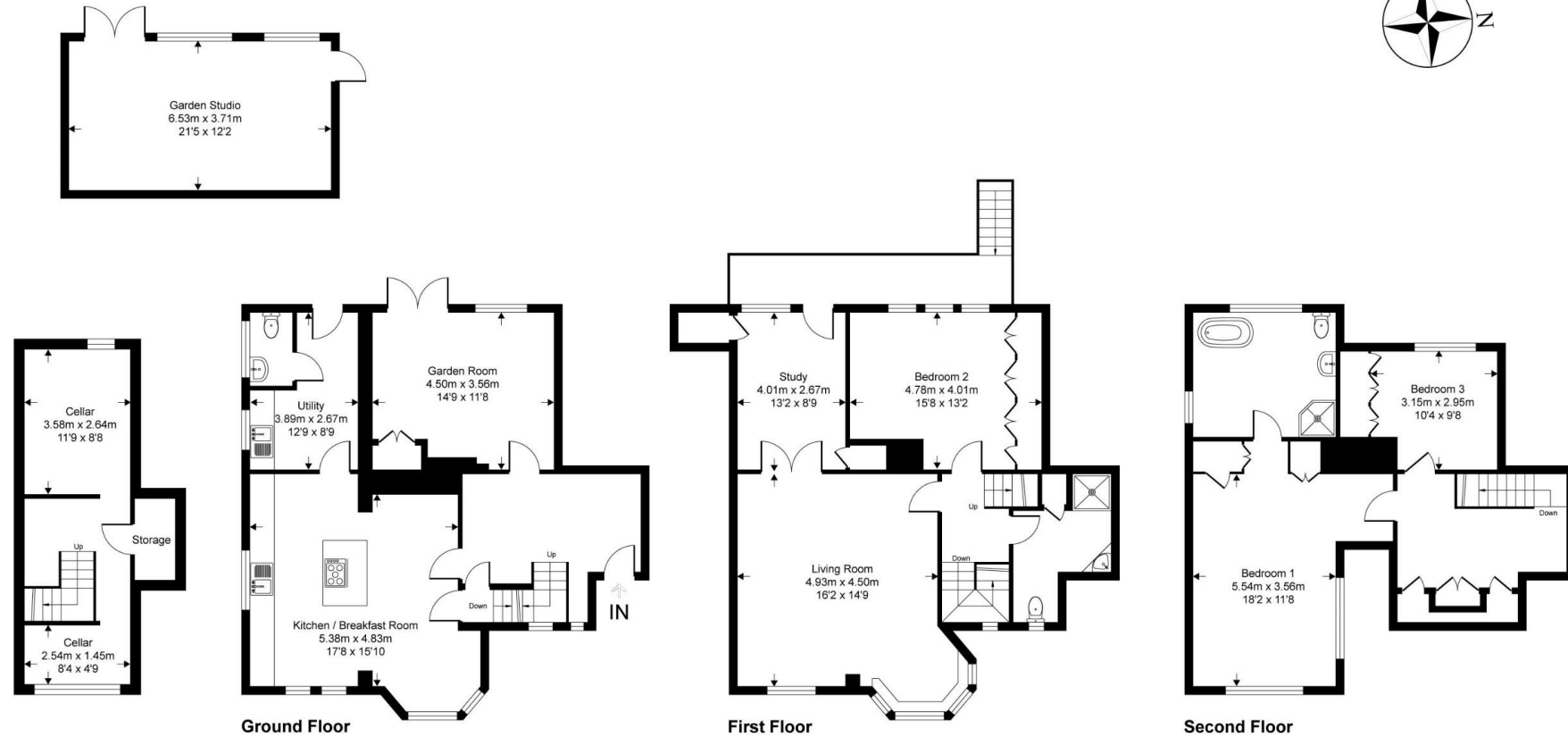
- Entrance lobby • Entrance hall • Garden room • Kitchen/breakfast room • Utility room • Cloakroom • Cellar
 - First floor landing • Living room • Study • Bedroom 3 • Shower room
- Second floor landing • Bedroom 1 with en-suite bathroom • Bedroom 2 • Gas heating • Garden studio



Directions: From Rye, take the A259 in a westerly direction passing over the River Brede and turn sharply right and then left up Strand Hill into Winchelsea Town. Pass through the Strand Gate and continue along the High Street and around the sharp left hand bend where the property will be seen on the right hand side.

White Close

Approximate Gross Internal Area = 212 sq m / 2284 sq ft
Approximate Outbuilding Internal Area = 24 sq m / 261 sq ft
Approximate Total Internal Area = 236 sq m / 2545 sq ft



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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