

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Waterstone Cottage is situated on high ground 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 Little Shop convenience store, 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).

A modern detached property constructed in 1985 on the site of the old town reservoir, presenting appealing external elevations of brick, ragstone and part tile hanging set with double glazed casement windows all beneath a tiled mansard roof. The property is arranged with the principal living accommodation on the first floor, as shown on the floor plan, to take full advantage of the widespread rural views to the front across the Brede Valley.

A pair of wooden double doors with leaded light panes open into a hallway with stairs to the first floor, natural wood flooring and a built-in airing cupboard. There are two double bedrooms, both of which are double aspect and have rural views to the front, as well as fitted wardrobe cupboards. A third double bedroom overlooks the rear garden and has fitted wardrobe cupboards to one wall.

The fully tiled shower/cloakroom has modern fitments comprising a shower enclosure, Wall mounted wash basin and close coupled wc, together with a wall mounted gas boiler. Adjacent is a bath/shower room with fitments comprising a panelled bath with a wall mounted shower above, a close coupled wc and a wash basin with a vanity unit. Also on the ground floor is a utility room with glazed double doors to the garden, a tiled floor and plumbing for a washing machine.

On the first floor, there is a landing with a hatch to the roof space. The triple aspect, open plan living room and dining room has three windows to the front providing far reaching rural views across the valley, exposed studwork to one wall and a brick fireplace with a raised hearth fitted with a living flame gas stove. The study/bedroom 4 overlooks the rear garden.

The large, double aspect kitchen/breakfast room is fitted with an extensive range of country house style cabinets of simple lines and traditional details comprising cupboards and drawers beneath granite effect work surfaces with an inset stainless steel sink and drainer, an inset 4 burner gas hob with filter hood, built in oven, and integrated appliances including a fridge, a separate freezer and a dishwasher, together with a range of wall mounted storage cupboards, some of which have glass fronts.

Outside: The property is approached via heavy wrought iron gates leading to a flagstone paved area of hard standing providing off road parking. To the rear of the property is a part ragstone wall enclosed, landscaped courtyard garden extending to about 47' x 22' being set down to a large flagstone terrace with gravel walkways and established planting including mature shrubs, camellia, bay tree, standard roses and lavender. Garden shed.

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, water, gas and drainage. Gas central heating.  
Predicted mobile phone coverage: 02, Three and EE  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, proceed westwards on the A259 for approximately 2 miles passing Strand Guest House on your left. Continue around the outside of the town and around the sharp hairpin bend up the hill into Rectory Lane. The property will then be seen on the left-hand side just after the turning to Mill Road and immediately before reaching the Methodist Chapel.

Guide price: £595,000 Freehold

Waterstone Cottage, Rectory Lane, Winchelsea, East Sussex TN36 4EY



A modern detached cottage of character with light, spacious and well-appointed accommodation from which there are lovely westerly views across open countryside in the Brede Valley, together with private off-road parking and a good sized partly walled courtyard garden.

- Hall • Cloak/shower room • 27' Open plan living room and dining room • Large kitchen/breakfast room • Utility room • Study/bedroom 4 • Three generous bedrooms • Bath/shower room • Gas central heating • Fully double glazed • EPC rating C • Off road parking • Good sized courtyard garden •

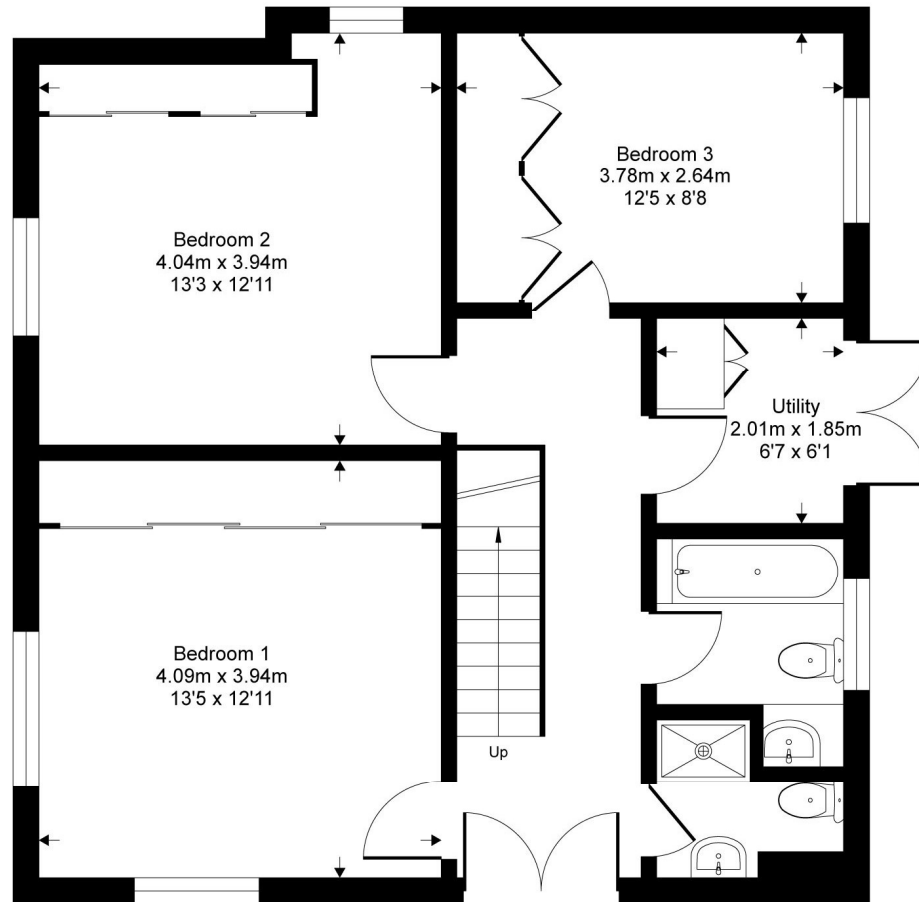




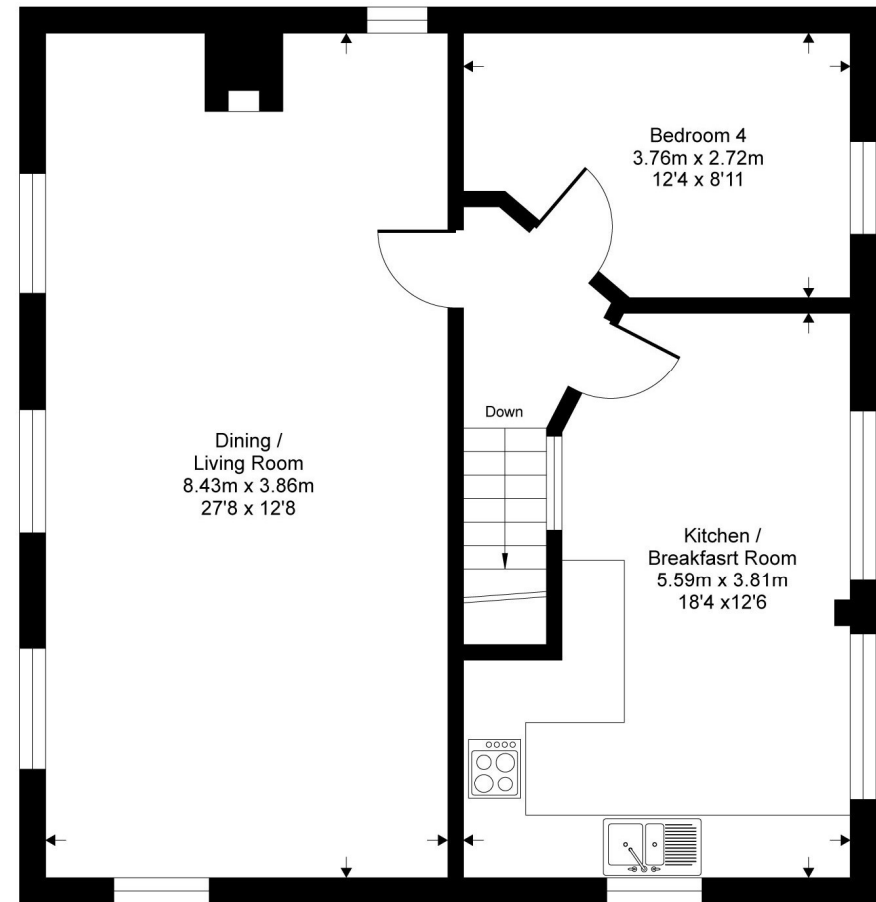
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# Rectory Lane

Approximate Gross Internal Area = 129.6 sq m / 1396 sq ft



Ground Floor



First 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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