

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the Conservation Area of the Ancient Town Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford with high speed connections to London St. Pancras in approx 37 minutes and also to Paris/Lille/Brussels via the Channel Tunnel. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms an attached period Grade II listed house presenting white painted rendered and tiled hung elevations beneath a pitched tiled roof. The majority of the windows overlook the garden.

Front door into an **entrance porch** with inner door into the **living room** with brick fireplace and hearth fitted with woodburning stove, oak laminate flooring throughout the ground floor, stairs rising to the first floor, double doors out to the front garden.

Snug area has a fireplace with feature range (not working), window to front and door to

Utility room plumbing for washing machine and tumble drier, secondary stairs to the study/bedroom 4, window to side and door to the garden.

Cloakroom comprising w.c, wash hand basin and window to side. Wall mounted gas fired boiler, tiled flooring

Kitchen/dining room fitted with a range of base and wall mounted units incorporating a 4 ring electric hob and double oven. Island unit and space for American style fridge/freezer. Window to front.

First floor landing with doors off to bedrooms 1, 2 and family bathroom. Hatch to loft space.

Bedroom 1 two built in double wardrobes, additional built in cupboards, window to front. **En suite shower room** comprising shower cubicle, w'c, wash hand basin, window to front.

Bedroom 2 window to front, corner wash hand basin. Interconnecting door to **bedroom 3** with window to front.

Study/bedroom 4 with window to side, secondary staircase down to the utility room and interconnecting door to bedroom 3.

Family bathroom comprising panelled bath with shower over, w.c, wash hand basin, window to side. Tiled flooring.

Outside: The south west facing walled garden has a good sized area of lawn and includes a good sized greenhouse and useful timber shed/workshop. From the garden there is a pedestrian right of way which leads through a passage out onto Wish Ward.

Price guide: £695,000 freehold

Wish House, Wish Ward, Rye, East Sussex TN31 7DH



An attached four bedroom Grade II Listed period property set within a south west facing walled garden within the Conservation Area of the Ancient Town and Cinque Port of Rye.

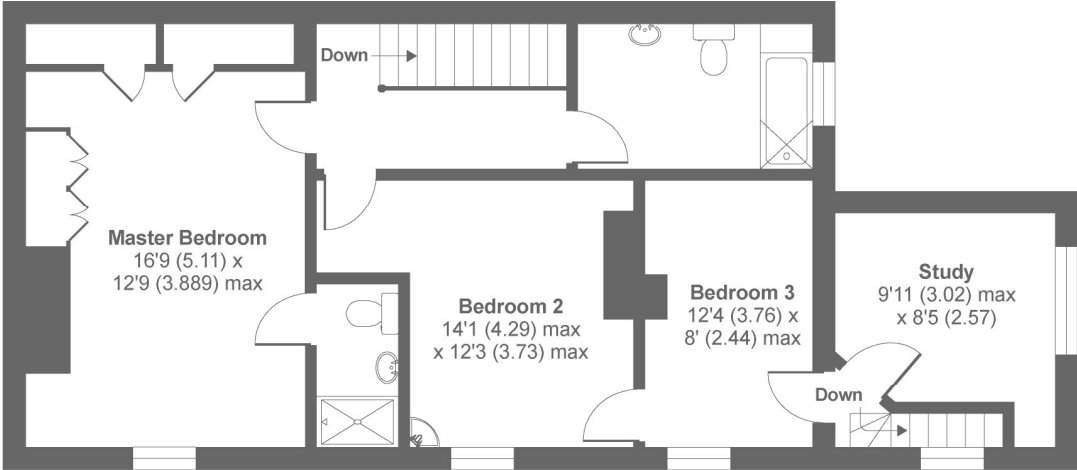
- Entrance porch • Living room opening to snug • Kitchen/dining room • Utility • Cloakroom
- First floor landing • Bedroom 1 with en-suite shower • 2 further interconnecting bedrooms
 - Study/bedroom 4 with secondary staircase • Family bathroom
- Gas heating • Walled garden with greenhouse and shed/workshop



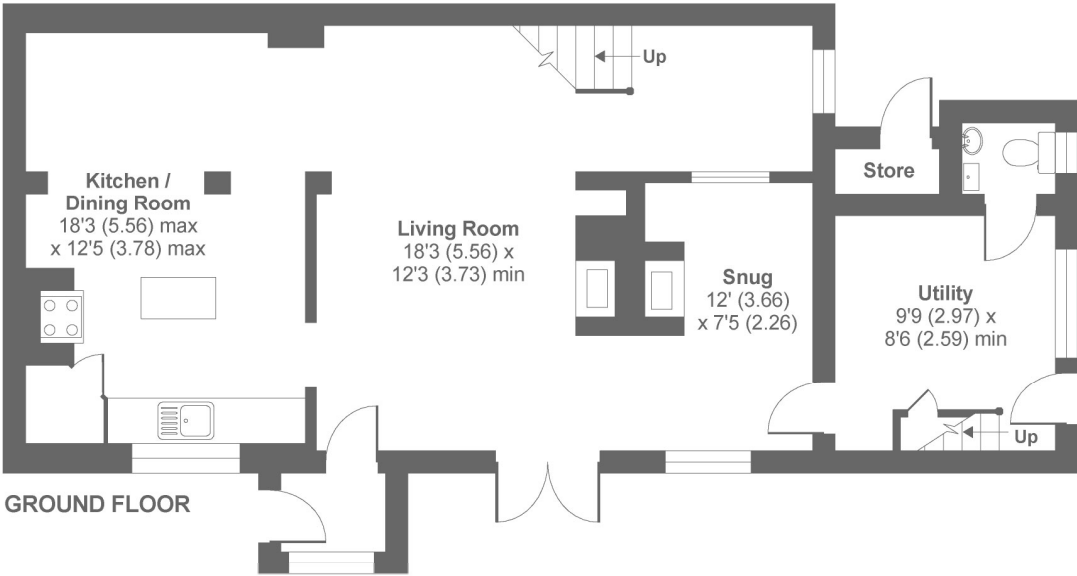
Directions: Entering Wish Ward from Wish Street/Cinque Ports Street, you will see a wide vehicular entrance to The Pipemakers Arms car park on your right. Wish House only has pedestrian access over The Pipemakers car park, we advise viewers to park nearby in the Town and arrive on foot.

Approximate Area = 1592 sq ft / 147.8 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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