

**RUSH
WITT &
WILSON**



**Sherwood House Main Road, Winchelsea, TN36 4BA
Guide Price £700,000**

Rush Witt & Wilson are delighted to offer this stunning attached Art Deco property with original architectural detailing throughout, located in a sought-after village with sweeping views to the rear across the countryside towards the coastline.

Set back from the road you approach the house via a large drive with decorative borders and mature planting providing a private setting. You enter the property into a spacious & grand hallway with turning staircase and parquet flooring which flows through the ground level. As you follow the hallway around you find the living room with marble fireplace and a row of large picture windows to the rear framing the garden with French doors opening out to the patio. The dual aspect dining room is to the rear corner of the ground level with tiled fireplace and French doors opening to the garden. Opposite the dining room to the front is the dual aspect breakfast room, kitchen and utility room with a secondary access point. There is also a separate W.C on the ground level.

On the first floor there is a bedroom to the front with a further three double bedrooms to the rear all offering countryside sea facing views and of which one has access to an original balcony. The family bathroom and study are also on this level. At the end of the landing is a staircase leading to the roof offering incredible views around the house.

This home is a wonderful example of its time with the original detail and architectural lines creating the artistic design the Art Deco period is famous for. Viewings are highly recommended.



Hallway

L-shaped hallway, turning staircase to landing, parquet flooring, Art deco designed windows, 2 x radiators, under stairs storage cupboard

Living Room

22'10" x 15'11" (6.980 x 4.872)

Original fire surround with gas fire, radiator, picture windows & French doors looking out to the garden

Dining Room

15'5" x 12'1" (4.704 x 3.693)

Dual aspect windows to side and rear, French door, parquet flooring, original fireplace, serving hatch

Kitchen

7'11" x 6'7" (2.436 x 2.007)

Base & eye level units with oven, hob & extractor above, cupboard, tiled floor, cupboard housing boiler, kitchen leads into breakfast room

Breakfast Room

10'9" x 8'9" (3.295 x 2.668)

Dual aspect to front and side, range of storage units to one floor, tiled floor, radiator

Utility Room

7'8" x 6'7" (2.354 x 2.012)

Space for appliances, storage space

W.C

6'7" x 2'7" (2.025 x 0.789)

W.C & wash hand basin

Landing

29'2" x 3'4" (8.901 x 1.019)

Airing cupboard, stairs to roof

Bedroom one

12'5" max x 15'3" (3.791 max x 4.663)

Triple aspect windows with countryside views, radiator, built-in wardrobe

Bedroom two

12'11" x 10'8" (12'4" max) (3.939 x 3.266 (3.7817 max))

Window to rear over looking garden and adjoining fields, radiator, built-in wardrobe, access to rear balcony

Bedroom three

12'11" x 10'2" (3.938 x 3.101)

Window to rear over looking garden and adjoining fields, radiator, built-in wardrobe

Bedroom four

10'5" x 6'8" (3.189 x 2.052)

Window to front, radiator

Study

6'7" x 5'4" (2.025 x 1.645)

Window to front

Bathroom

6'8" x 5'7" (2.034 x 1.713)

Bath, Wash hand basin, window to front

Separate W.C

6'7" x 2'7" (2.019 x 0.805)

W.C

Outside

To the front - Driveway leading to parking for several cars with planted borders, 2 x garages, separate gate access to rear

To the rear - Patio area leading from the house to a level lawn area surrounded by mature planting

Agents notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

All mains services. Gas central heating.

Rother District Council - Council Tax Band E





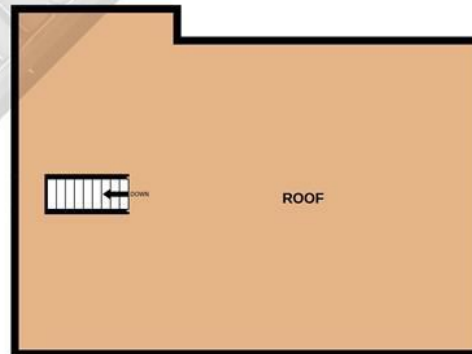
GROUND FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



2ND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

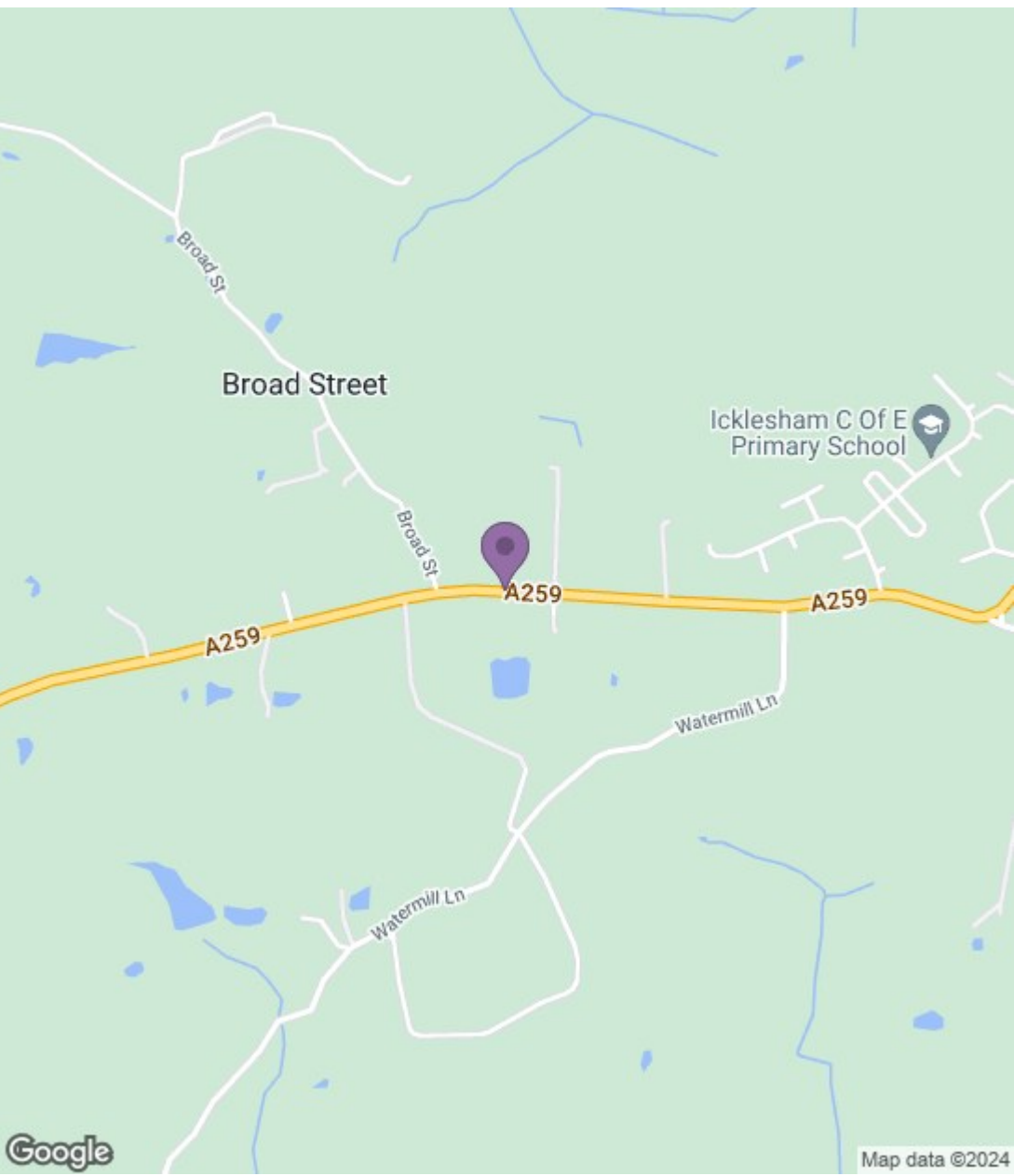


TOTAL FLOOR AREA : 3106 sq.ft. (288.6 sq.m.) approx.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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