



ROSE COTTAGE, GERMAN STREET,
WINCHELSEA, TN36 4EN

ANDERSON
HACKING

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GUIDE PRICE £685,000

A central pretty mid terrace house providing 4 bedrooms, bathroom, 2 reception rooms and large kitchen/breakfast room, situated in a prominent position, within the Ancient Cinque Port Town of Winchelsea. This delightful property provides an ideal downsizing opportunity or weekend bolt hole.

- Living Room
- Dining Room
- Kitchen / Breakfast Room
- Cloakroom / WC
- 2 x First Floor Double Bedrooms
- 2 x Second Floor Double Bedrooms
- Dressing Room / Study
- Large Family Bathroom
- First floor WC
- Private Courtyard Garden
- Central Town Location

Rose Cottage is an attractive Grade II listed central town house set on German Street with fine views looking over St Thomas's churchyard and beyond to the sea, while being within walking distance of all Winchelsea amenities including shop, primary school, pub, cricket club, and St Thomas's church.

The property is of traditional brick and timber frame construction, with painted brick front elevation and tile hung rear elevations beneath a hipped and mansard tiled roof, with a mix of timber sash windows and timber casement windows.

Rose Cottage is approached from German Street with a front entrance door with flat hood porch above, that opens into a hall / dining room with corner open fireplace (currently not in use) and a front sash window. A door leads from the hallway into the main living room again with front facing sash window, chimney with gas fire (currently not connected) and at the rear of the room a pair of glazed sliding doors that lead through to the kitchen / breakfast room. The kitchen is comprehensively fitted with a range of wooden duck egg blue painted wall and base units with laminate worktops. A large inglenook fireplace makes a feature of the room with fitted kitchen units within the space while a stainless steel sink and drainer are situated below a window looking out into the courtyard garden that is accessed from the kitchen via a back door. An inner hallway and stairwell are accessed from the kitchen off which is a ground floor Cloakroom /WC and a understairs cupboard as well as access back into the hall /dining room. A wide staircase leads from the hallway up to a first floor landing providing access to two double bedrooms both with front facing sash windows. The first bedroom has a period cast iron fireplace with mantel piece surround while a connecting door leads through to a second double bedroom with built in wardrobes. A second door leads from the second bedroom into a small dressing room / study with rear facing window and access door back to the landing.







A family bathroom is also accessed from the landing with large built in airing cupboards, central bath with marble top surround, walk in shower, bidet, close coupled WC and washbasin with marble surround and vanity unit below. A second WC is also accessed from the landing while the staircase continues up to a second floor landing off which are a further two double bedrooms, the first enjoying built in wardrobes and pedestal washbasin and the fourth bedroom benefiting from double aspect windows and built in side eave shelving. Externally the property benefits from a small strip front garden below the ground floor windows while at the rear is a paved courtyard garden with stone built raised beds. A timber frame garden gate leads from the courtyard garden out to the neighbouring New Inn pub car park which we understand the property has a right to cross over.

Situation: Rose Cottage is situated within the historic town of Winchelsea which is laid out on a 13th Century grid pattern around the central church St Thomas. This pretty, small town benefits from a village store and post office, The New Inn public house as well as cricket club, village hall, and the central St Thomas's church and primary school. Nearby is the ancient Cinque Ports town of Rye, with its ancient cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering a wider range of shopping and recreational facilities, while closer to the west is the historic town of Hastings with its seafront and promenade. Inland are the market towns of Tenterden and Ashford with main line station to London and Europe as well as the McArthur Glen designer outlet retail park. Leisure activities near Winchelsea offer a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: There are several highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Benenden. Winchelsea benefits from St Thomas's primary school and nearby Rye offers a number of pre-nursery, primary and secondary school.

Travel and Transport: Winchelsea benefits from an hourly bus services on the Hastings to Folkestone route that goes through the town. There is also a train service from Winchelsea station, approximately 0.5 miles from the bottom of Ferry Hill on the Brighton to Ashford International line with connecting high speed services from Ashford for London St Pancras (37 minutes) and the Eurostar. Nearby the M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.





General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband Speed: Up to 500 Mbps (source Uswitch)

Mobile Coverage: 3G/4G on 3 Mobile, EE, Virgin Mobile, Vodafone ,O2

Council Tax: Currently Band F

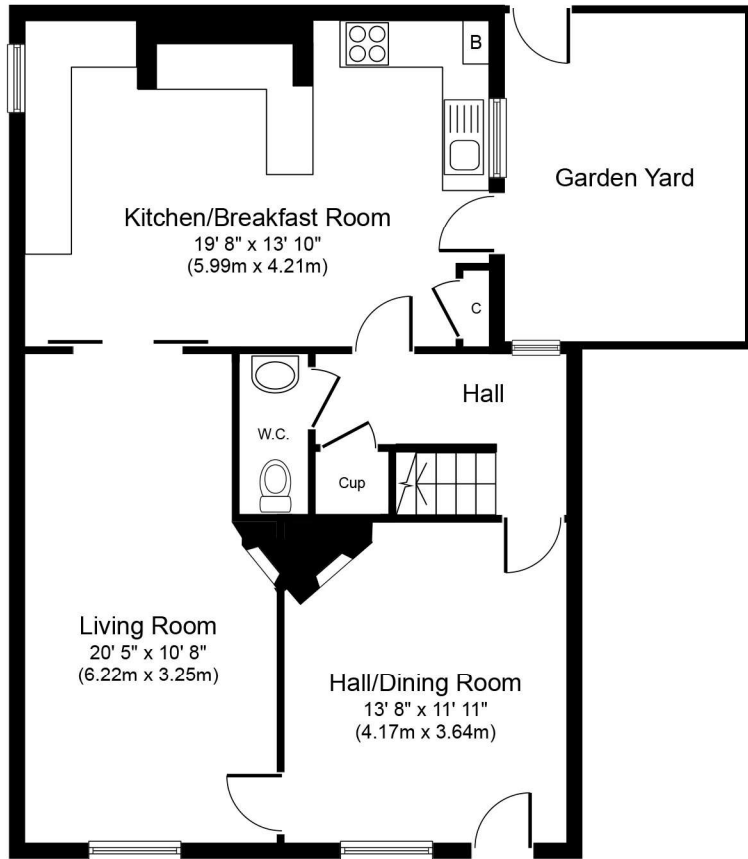
Local Authority: Rother District Council

Tenure: Freehold

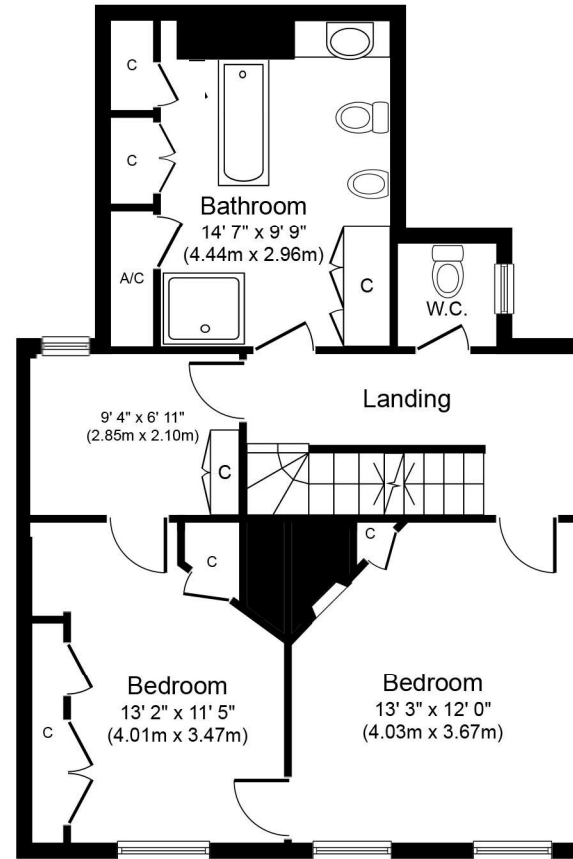
Viewing: Strictly by appointment with Anderson Hacking Ltd

Directions: From Rye proceed on the A259 Hastings Road for approximately 3 miles, turn left up The Strand and proceed through the Strand Gate and head up High Street, bearing left onto German Street where Rose Cottage will be found on the right hand side 2 doors down from the New Inn.

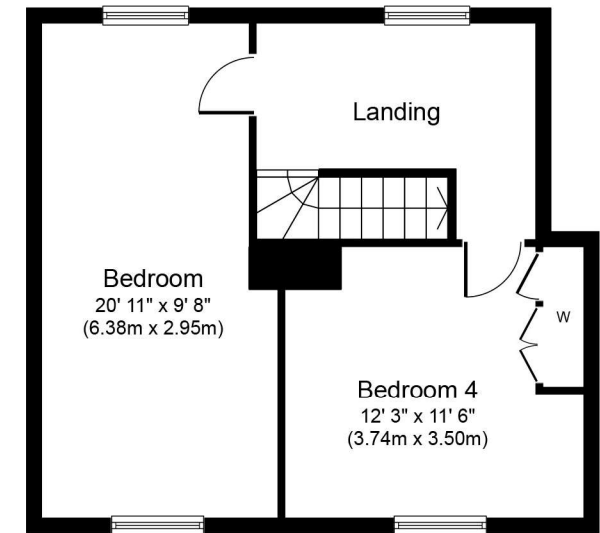
Gross Internal Area : 1,876 sq. ft. (174.3 sq. m.)



Ground Floor
 Approximate Floor Area
 752 sq. ft.
 (69.9 sq. m.)



First Floor
 Approximate Floor Area
 663 sq. ft.
 (61.6 sq. m.)



Second Floor
 Approximate Floor Area
 461 sq.ft.
 (42.8 sq.m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: March 2024 Photographs Dated: March 2024

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