



THE COTTAGE, HOG HILL, WINCHELSEA, TN36 4AH

ANDERSON  
 HACKING

# THE COTTAGE, WINCHELSEA, TN36 4AH

GUIDE PRICE £750,000

A former home of Spike Milligan this attractive detached 3 bedroom Grade II listed cottage, occupies a quiet rural location with fine southerly views looking out over open farmland to the sea across the Pannel Valley Nature Reserve.

- Entrance Hall
- Combined Living Room / Dining Room
- Kitchen / Breakfast Room
- Ground floor Shower Room / WC
- 2 x First Floor Double Bedrooms
- 1 x Second Floor Double Bedroom
- Family Bathroom
- South Facing Garden with Oak Framed Summer House
- Detached Heritage Style Garage & Workshop
- Planning to Extend at the Rear (RR/2021/1204/P)

**Description:** The Cottage is a welcoming Grade II listed detached house dating back to the early 17th Century, of timber frame construction with mellow brick and stone external lower elevations and part tile hung upper elevations, with oak frame leaded casement windows all beneath a pitched peg tiled roof.

The property is accessed from Hog Hill over a concrete and brick driveway which provides access to the side of the property and accessing the timber frame garage. A pedestrian path runs along the front of the house to a side entrance door.

The property accommodation comprises a large entrance hall with terracotta tiles recovered from a sunken cargo ship in 1868, and off which is a ground floor shower room/WC with front facing window. At the end of the hallway is the main reception room, divided into living and dining areas the room benefits from a large inglenook fireplace with wood burner, exposed timbers and floorboards and front and rear facing windows and central glazed door leading out to the garden. Beyond the living room is a kitchen /breakfast room with triple aspect windows and door leading out to the garden. The kitchen is fitted with painted shaker style units, with oak worktops, butlers sink, electric Aga, ceramic hob, electric oven, integrated dish washer and washing machine.

Stairs from the front hallway lead up to a first-floor landing off which is master bedroom with south facing far reaching views to the sea and vaulted ceiling, a second double bedroom with brick fireplace with oak bressummer, exposed ceiling beams and an open tread oak ladder staircase leads up to the second floor third bedroom (crows nest) with vaulted ceiling, exposed beams and double aspect windows with far reaching sea views. A family bathroom is also accessed from the landing with panel bath, washbasin with vanity unit below and low flush WC.







Externally the property benefits from a small front lawn garden running along the roadside of the property while to the righthand side is car parking space for a couple of vehicles and access to a double bay timber frame heritage style garage. A gate between the house and garage leads to the rear south facing garden with access to an oak frame summer house situated on the rear corner of the house adjoining a brick paved seating area looking out over a terrace lawn garden, with sun terrace seating area, ornamental pond, mixed flower beds all encompassed by a dividing mix hedge with picket gate that opens onto a further vegetable garden with raised beds.

The current owners obtained planning permission (RR/2021/1204/P) and listed building consent to create a new entrance hall and large family kitchen dining room on the ground floor, making the current kitchen into a potential study / snug. On the first floor a new staircase would lead up from the new entrance hallway to provide access to a new master bedroom with ensuite bathroom, triple aspect windows including doors leading out to a south facing balcony terrace. A second double bedroom would also be accessed from the new landing with second door connecting onto the existing landing.

The proposed extension we believe would create a further 117.3 sq m. (1262 sq. ft.) and which combined with the current accommodation would create a total new internal floor area of the house to measure 245.9 sq. m (2657 sq. ft.)

**Situation:** The Cottage is situated in an idyllic rural location off a narrow country lane between Icklesham and the historic town of Winchelsea which is laid out on a 13th Century grid pattern around the central church St Thomas the Martyr. 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 known as the Jewel in the Weald with its tree lined high street and Ashford with main line station to London and Europe as well as the recently expanded 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.





**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 2 miles from the Cottage at 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 continent via Eurostar. Nearby the M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

**Services:** Mains Water, Private Drainage, Mains Electricity, Oil Central Heating

**Broadband Speed:** Up to 24 Mbps (source Ofcom)

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

**Council Tax:** Currently Band F

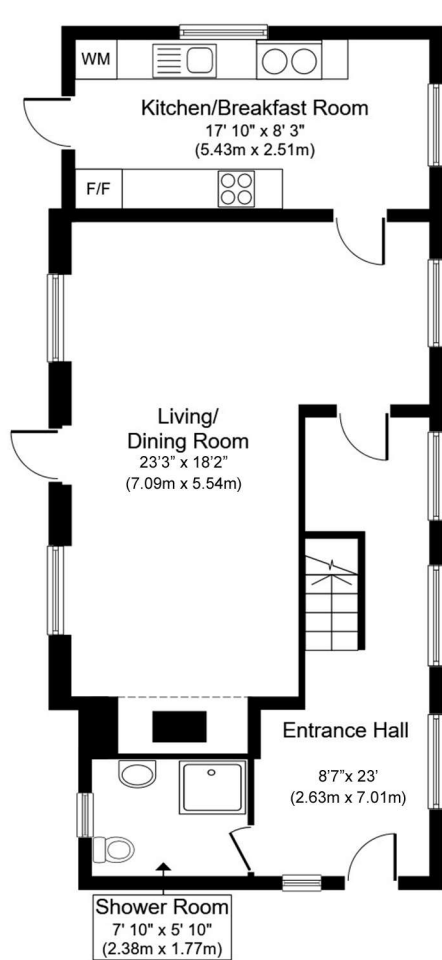
**Local Authority:** Rother District Council

**Tenure:** Freehold

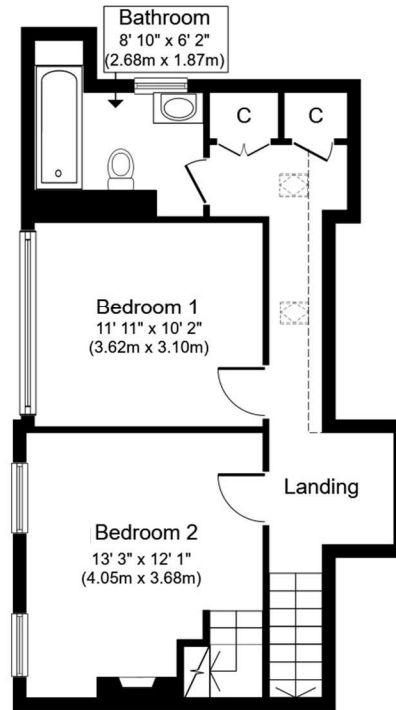
**Viewing:** Strictly by appointment with Anderson Hacking Ltd

**Directions:** From Rye proceed on the A259 Hastings Road for approximately 2.5 miles, turn left up The Strand and proceed through the Strand Gate and head up High Street, bearing left onto German Street then proceed along till end and continue straight onto Wickham Rock Lane and continue for further 1.4 miles where The Cottage will be found on the lefthand side opposite the Hog Hill Windmill.



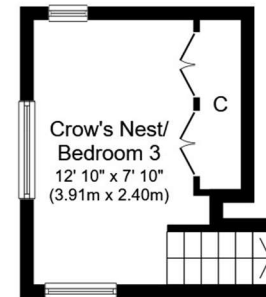


**Ground Floor**  
**Approximate Floor Area**  
**737 sq. ft.**  
**(68.5 sq. m.)**

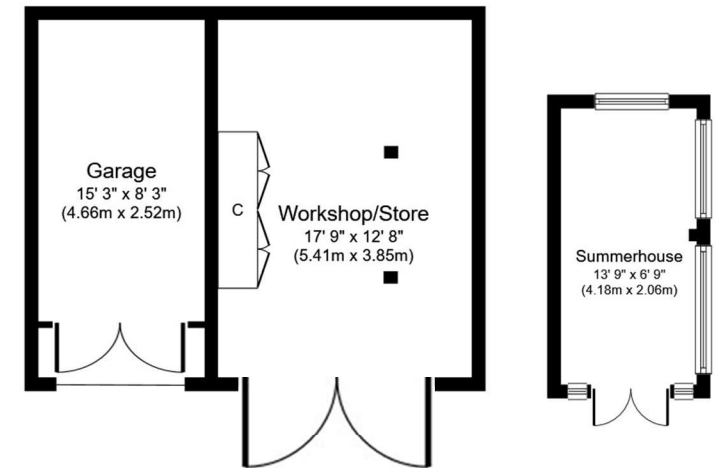


**First Floor**  
**Approximate Floor Area**  
**522 sq. ft.**  
**(48.5 sq. m.)**

**Approx. Gross Internal Floor Area 1,488 sq.ft. / 138.21 sq. m.**  
**(excluding Garage and Workshop)**



**Second Floor**  
**Approximate Floor Area**  
**136 sq. ft.**  
**(12.6 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**475 sq. ft.**  
**(44.2 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: June 2024 Photographs Dated: May 2024

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01797 224852

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