



LITTLE PLAT, GERMAN STREET, WINCHELSEA
EAST SUSSEX, TN36 4EN

ANDERSON
 HACKING

LITTLE PLAT, WINCHELSEA, TN36 4EN

BEST BIDS IN EXCESS OF £1,000,000

A wonderful Arts and Crafts attached Grade II listed house set in the heart of the Ancient Cinque Port town to Winchelsea. This well proportioned home provided 4 bedrooms, 2 bathroom, 2 reception rooms, kitchen, large integral garage and further detached studio room and benefits from a private rear garden and fine views looking out over the church of St Thomas the Martyr and beyond to the sea.

- Entrance Hallway
- Living Room
- Dining Room
- Conservatory
- Kitchen / Breakfast Room
- Cloakroom / WC
- Large Integral Garage
- Cellar
- Master Bedroom with Dressing Room And Ensuite Bathroom /Shower /WC
- 3 Further Double Bedrooms
- Shower Room
- Separate WC
- Detached Studio Room
- Private Garden
- Central Town Location

Description: Little Plat is a welcoming attached Grade II listed Arts and Crafts style house that we believe was originally constructed around 1906 and then later extended at the rear in the 1950's. The property is of traditional brick and timber frame construction, with ground floor painted brick, and first floor part tile clad and part weatherboard elevations, with timber casement windows with tracery beneath a pitched tiled roof.

The property is situated on German Street in a prominent position in the conservation area of the Ancient Cinque Ports town of Winchelsea overlooking the central St Thomas the Martyr church. The property is within walking distance of all Winchelsea amenities including shop, primary school, pub, cricket club, and village hall.

The property is approached from German Street through a wrought iron metal picket gate leading down a paved side garden leading to the main entrance door. A part glazed entrance door with a projecting canopy above, opens into an entrance hall with herringbone block flooring and access to a ground floor cloakroom with matchboard panelling to dado height, quarry tiled floor, close coupled WC and wall mounted wash basin. An inner door leads into the main hallway again with parquet flooring with turned staircase to galleried landing above and benefiting from 2 large storage cupboards. Accessed from the hallway is the main rear facing triple aspect living room, which has large bay windows overlooking the side courtyard and rear garden with window seat, glazed access door out to the garden and a central recessed fireplace with large woodburning stove, tiled hearth and decorative pine outer surround, wall panelling, and exposed stripped pine floorboards.





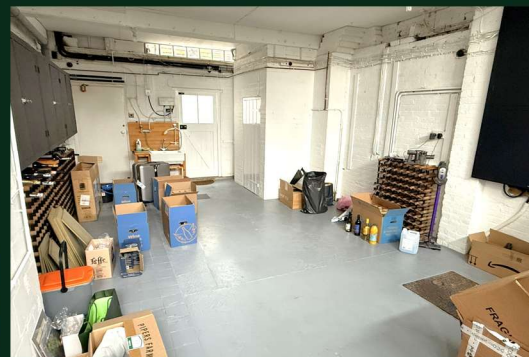


A square shaped dining room is also accessed from the hallway with double aspect windows including bay window overlooking the courtyard and a decorative moulded arch display recess.

The kitchen/breakfast room is next to the dining room with terracotta tiled floor with fitted hand-crafted shaker cream base cupboards and drawers beneath granite work surfaces with an inset 5 ring gas hob with extractor hood above, built in electric oven, integrated dishwasher, inset sink with mixer tap, space for fridge/freezer and washing machine. A walk-in shelved pantry is accessed from the kitchen while on the opposite wall is a part glazed door that leads to a large integral garage that is also accessed from the main hallway. The integral garage has full height timber double doors to the front with a matching door to one side, at the rear of the garage is a porcelain fitted sink and a walk in storage cupboard housing the gas boiler. A part glazed door at the rear of the garage opens into a small inner courtyard with a door and steps that lead down to the cellar.

A central staircase leads from the hallway up to a spacious landing with a central stairwell, Arts and Crafts balustrade and a large skylight above. At the rear of the house is the double aspect master bedroom with large square bay windows overlooking side and rear gardens and moulded cornicing. A dressing room with built in hanging rails and side window is accessed off the master bedroom along with an ensuite bathroom with white fittings comprising a panelled bath, corner boxed in cistern WC, walk in shower, and washbasin with built in vanity cupboard below, two heated towel rails and tiled floor. A further three double bedrooms are also accessed from the landing with Bedroom 2 benefiting from front facing Venetian window overlooking the church to front and a further skylight side window. Bedroom 3 benefits from a rear facing window and a range of built in wardrobe cupboards and Bedroom 4 / study also enjoys a front facing window and a further tall oriel window overlooking the church to the front of property, along with being fitted with wall bookcases. Also accessed from the landing is a fully tiled family shower room with walk-in shower cubicle and a wall mounted wash basin. Adjacent to this is a separate WC and wall mounted washbasin, and access to a large eaves storage cupboard.

Externally to the southern side aspect of the house is a paved courtyard garden accessed from German Street with lavender beds and two murals depicting angelic scenes either side of the living room bay window painted by Charlotte Lawrenson.







Within the courtyard is an attractive brick constructed studio / workshop with pitched slate tiled roof that enjoys a central entrance door with triple aspect windows including glazed side door. At the end of the courtyard garden is a gate set into a yew arch that opens through to the walled rear garden, with lawn garden with a central paved pathway, mixed flower beds, herbaceous borders and a greenhouse to the side. At the end of the paved path a further arched gate leads into a second walled garden that has been planted as a "White garden" with raised beds and borders.

Situation: Little Plat 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 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.



Schools: There are several highly regarded schools in the area including Marlborough House 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 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.



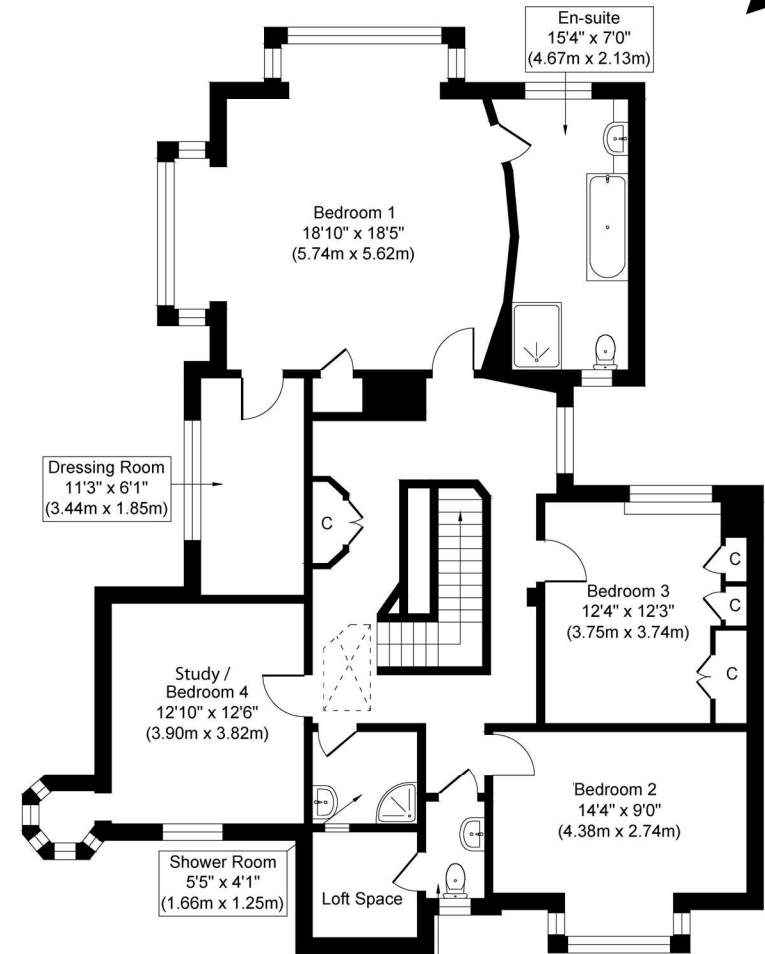
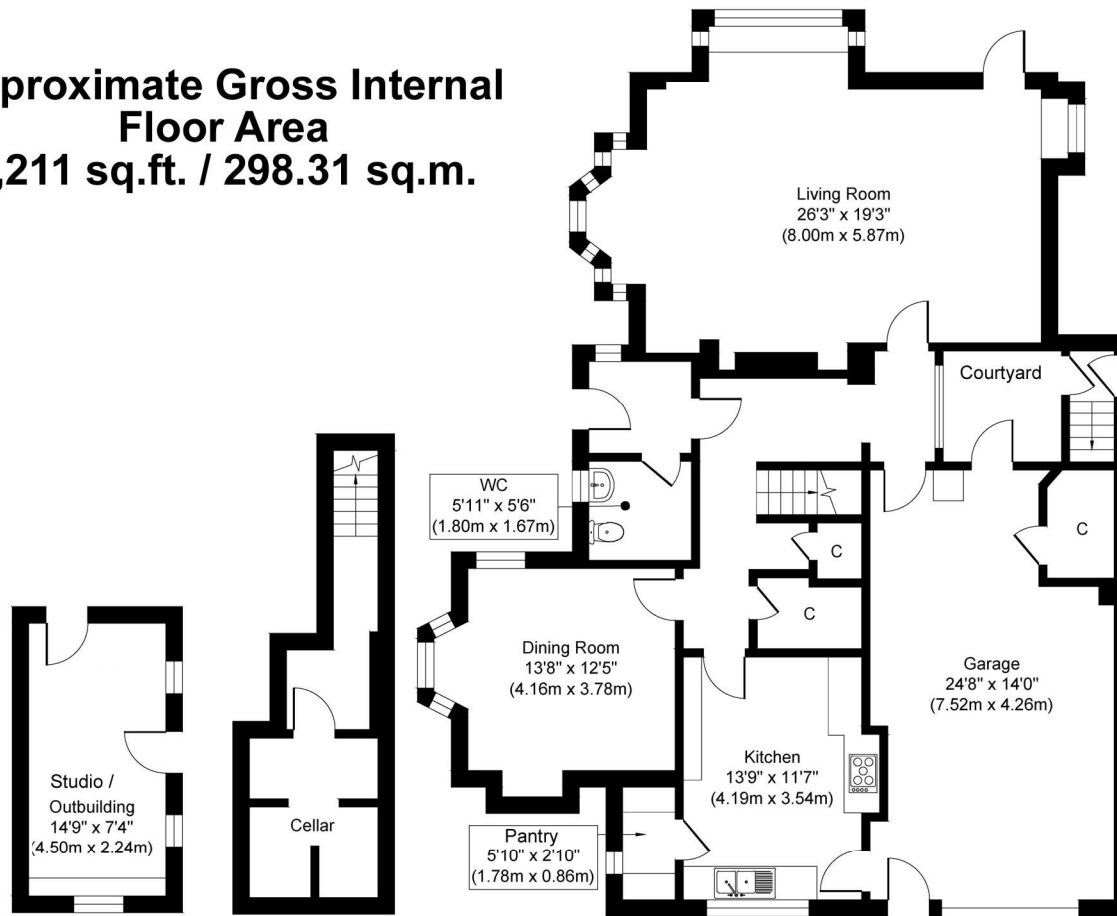
General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity
Broadband Speed: Up to 66 Mbps (source Uswitch)
Mobile Coverage: 4G on 3 Mobile, EE, Virgin Mobile, Vodafone and O2
Council Tax: Currently Band F
EPC : Band D
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 3.5 miles, turn left into Back Lane just before Winchelsea Village Hall (on the righthand side) and at the end turn left and park on German Street where the entrance to Little Plat will be found by the bus stop.

Approximate Gross Internal Floor Area

3,211 sq.ft. / 298.31 sq.m.



Outbuilding
Approximate Floor Area
131 sq. ft
(12.14 sq. m)

Lower Ground Floor
Approximate Floor Area
131 sq. ft
(12.16 sq. m)

Ground Floor
Approximate Floor Area
1511 sq. ft
(140.38 sq. m)

First Floor
Approximate Floor Area
1438 sq. ft
(133.63 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: April 2026 Photographs Dated: March 2026

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