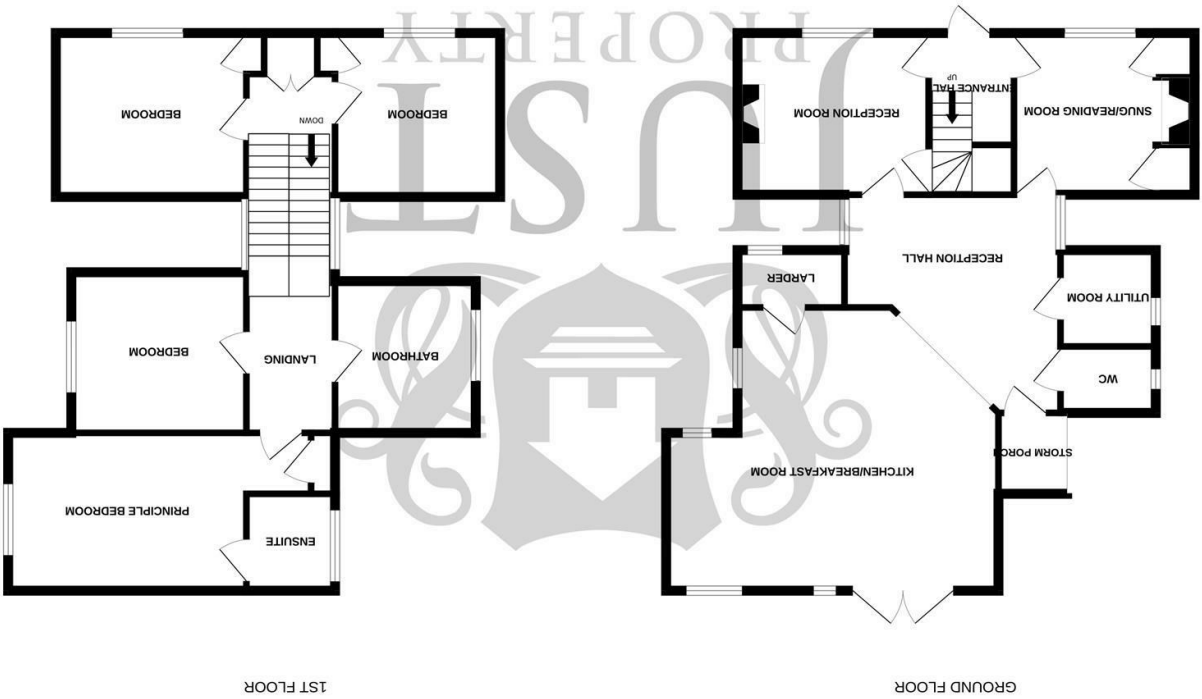




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
57		77



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 operation or efficiency can be given.

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Cheyney Almshouse Main Road, Icklesham, TN36 4BS

FLOORPLANS



Cheyney Almshouse Main Road, Icklesham, TN36 4BS

Freehold

£750,000





Freehold

£750,000



4 Bedrooms



3 Receptions



2 Bathrooms



1505.00 sq ft

PROPERTY DETAILS

A distinctive Grade II listed residence dating from 1842, later extended to create a spacious and character-filled home, set within beautifully arranged gardens of approx. 0.45 acres.

Originally established as an Almshouse in 1611, this appealing property blends historic charm with modern comfort. Constructed of brick with a rendered and painted frontage beneath a tiled roof, the house features dormer windows, traditional casements and an inviting gabled entrance. The property benefits from gas central heating and far-reaching views across surrounding countryside.

Inside, a sheltered entrance leads into a welcoming hall. The family lounge offers a cosy atmosphere with a wood-burning stove set within a fireplace, complemented by built-in storage, there is also another snug / reading room. A generous inner hallway with stone flooring provides access to the rear porch and opens into the kitchen/breakfast space.

The kitchen is well-appointed with timber worktops, fitted cabinetry, integrated dishwasher, a Rangemaster cooker and extractor, along with slate flooring and underfloor heating. A walk-in pantry adds practicality, and there is direct access to the garden. Additional ground floor spaces include a cloakroom and a utility room with laundry facilities and boiler.

Upstairs, the landing leads to a bright principal bedroom with dual outlook, fitted storage and an en suite shower room. Three further bedrooms are served by a family bathroom featuring a freestanding bath with shower attachment, wash basin and WC.

The gardens are a standout feature, thoughtfully landscaped with lawns, mature trees, shrubs, roses and seasonal planting. Meandering gravel paths and multiple seating terraces provide excellent areas for relaxation and entertaining.

Outbuildings include several timber stores, a workshop, greenhouse and log store, along with a former brick privy now fitted with WC and basin. The grounds are enclosed by hedging, offering a good level of privacy.

ROOM DIMENSIONS

Open Entrance Porch

Front Door

Hallway
13'5" x 11'6" max (4.09 x 3.51 max)

WC

Utility Room

Kitchen / Breakfast / Dining Room
19'7" x 16'0" max (5.97 x 4.90 max)

Larder

Sitting Room
11'1" x 9'8" (3.38 x 2.95)

Reading Room / Snug
9'10" x 9'8" (3.00 x 2.95)

Rear Hallway

Stairs To Landing

Bedroom
10'11" x 10'0" (3.35 x 3.07)

Bedroom
10'11" x 9'10" (3.35 x 3.02)

Landing

Bedroom
10'9" x 9'6" (3.28 x 2.92)

Bathroom

Principle Bedroom
19'1" x 9'6" (5.84 x 2.92)

En Suite Shower/WC

Garage

Off Road Parking

Outbuildings inc WC, Summer House, Greenhouse & Sh

Large Garden

Front Garden

Gated Entrance

FEATURES

- CHAIN FREE
- Gated Entrance & Parking for 4 Cars
- Grade II Listed Detached Family Home
- Beautiful Combination of Traditional & New
- Peaceful Plot of Approx. 0.45 Acre
- Four Bedrooms and Two Bathrooms
- Extended in Recent Years
- Wealth of Interior Features
- Popular Village Location of Icklesham
- Near To Rye, Winchelsea and Hastings



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 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 are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.