

# PHILLIPS & STUBBS

SPRING COTTAGE,  
HOG HILL,  
WINCHELSEA  
EAST SUSSEX,  
TN36 4AH





## Price Guide: £395,000 Freehold

AN ATTRACTIVE DETACHED PERIOD COTTAGE, OCCUPYING A GLORIOUS RURAL LOCATION, ENJOYING FABULOUS FAR REACHING VIEWS ACROSS FARMLAND AND OPEN COUNTRYSIDE IN THE PANNEL VALLEY NATURE RESERVE TO THE SEA IN THE DISTANCE.

Living Room | Kitchen/Breakfast Room |  
Study/Bedroom 3 | Landing | Two Double Bedrooms  
| Shower Room (En Suite) | Bathroom | Night  
Storage Heating | Charming Garden | Garden Store  
| Off Road Parking

The property occupies a rural location off a narrow lane in rolling countryside overlooking Hog Hill Windmill to the front and enjoying far reaching views to the rear over the surrounding countryside in the Pannel Valley to the sea at Pett Level. The beautiful Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr, is within one mile. Local facilities include The Winchelsea Farm Kitchen comprising a renowned family run butcher's business, delicatessen and tea/coffee shop, together with a primary school, public house and post office/local grocery. In addition, there is the Windmill Orchard Farm Shop at Icklesham offering locally sourced food.





For more comprehensive facilities there is the Ancient Town and Cinque Port of Rye (5 miles), also renowned for its historical associations, medieval fortifications and fine period architecture. The town has a range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From Rye there are train services to Brighton and to Ashford with connections to London and the Continent. A high speed service between London St. Pancras and Ashford reduces the journey time to 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

An attractive detached period cottage presenting mellow brick and part weatherboard clad elevations set with timber casement windows beneath a pitched tiled roof. The property is well presented and the stylish living accommodation, which is of generally good ceiling height, is arranged over two floors, as shown on the floor plan.

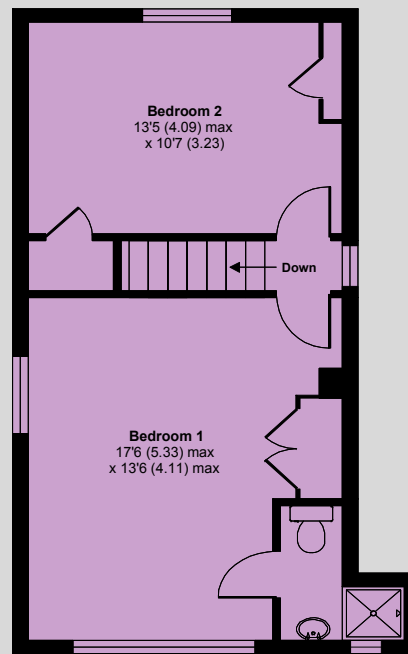
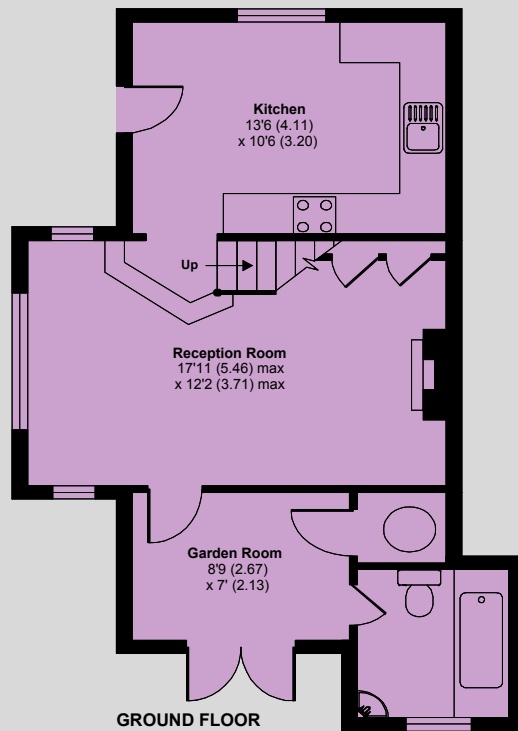
The property is approached via a part glazed stable door, with a hood above, opening into a kitchen/breakfast room which has a window to the front with a bench seat and is fitted with a range of limed oak fronted base units beneath wood block counter tops with below counter space and plumbing for a washing machine, integrated stainless steel dishwasher and built in fridge/freezer.

An open doorway leads into the living room which has a high ceiling with colour washed beams, a large bay window overlooking the garden, an open fireplace with a Baxi grate and stairs leading off to the first floor with a range of fitted storage cupboards under. Beyond is a study/bedroom 3 which has distant views to the sea and glazed double doors opening onto the garden. Adjacent is a bathroom with contemporary fittings including a wash basin, close coupled w.c and spa bath.



On the first floor, bedroom 1 is double aspect, having an outlook to the front over the windmill and to the rear, widespread views across farmland to the sea. Adjoining is an en suite shower room. Bedroom 2 overlooks the windmill to the front and has exposed wood floorboards and a deep storage cupboard with a fitted computer desk.

Outside: The property is approached from the lane via a pair of electric wooden gates opening into a hard standing area. Beyond is the established garden which is interestingly laid out on different levels with pebbles, an area of lawn, gravelled walkways and mixed flower beds.



OUTBUILDING

APPROX. GROSS INTERNAL FLOOR AREA 917 SQFT / 85.1 SQM (Excludes Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

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Directions: From Rye, take the A259 road for about 2 miles and take the first turning on the left, after The Strand Inn, up the hill and through the Strand Gate into Winchelsea Town. Proceed right through the town, passing the church on your left, and just before rejoining the A259, bear left into Wickham Rock Lane (Panel Lane). Continue through the New Gate arch and on for about one mile and Spring Cottage will be seen on your left hand side, forming one of a small community of properties, shortly before reaching the windmill on your right.

Local Authority: Rother District Council

Viewing: Strictly by appointment

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