

RUSH
WITT &
WILSON



Kenmore Dogs Hill Road, Winchelsea, TN36 4LX
£550,000

LARGE FAMILY HOME / POTENTIAL SELF CONTAINED ANNEXE WITH PARKING .

Rush Witt & Wilson are pleased to offer a substantial detached property that will undoubtedly appeal to a variety of buyers being considered equally suitable for a large or extended family also offering home and income potential or work from home facilities.

On the ground floor there is a generous reception area, ground floor bedroom with adjoining wet room, sitting room with adjoining study/family room, snug, double aspect living room, kitchen/breakfast room with adjoining utility room, a further kitchen and shower room. On the first floor the main bedroom benefits from a dressing area with built-in wardrobes and an en-suite shower room, there are two further bedrooms and another bathroom.

Parking to the front for several cars and a garden to the rear enjoying a southerly aspect.

For further information to arrange a viewing please contact our Rye office on 01797 224000.



Locality

Kenmore is located on Dogs Hill Road, only moments from the beach with sea views.

Winchelsea Beach is an increasingly popular seaside village much sought after by those enjoying beach and outdoor living. The village offers a range of daily amenities including a general store with post office, butchers, delicatessen, public houses/restaurant. There is also a fish and game store, active community association and village hall.

Further shopping, sporting and recreational facilities can be found in the historic coastal town of Hastings and Ancient Cinque Port town of Rye, each of which are only a short drive away.

In addition to the beautiful shoreline, the village is bordered by a nature reserve and open countryside with many rural walks.

Entrance Porch

Door to reception area and stairs to first floor.

Ground Floor Bedroom

11'5" x 8'8" (3.49m x 2.66)

Window to front.

Adjoining Wet Room

10'9" x 5'6" (3.29m x 1.7m)

Shower area with wash basin, WC, window to the front.

Snug

12'5" x 11'11" maximum (3.8m x 3.65m maximum)

Range of built-in cupboards with full height sliding doors, window to the front.

Living Room

20'4" x 11'2" (6.22m x 3.41m)

Light and airy double aspect room with a window to the front overlooking the Parish field, further window and door to the side.

Secondary Kitchen

12'11" x 7'7" (3.96m x 2.33m)

Comprising range of built-in cupboard and drawer base units with matching wall mounted cupboards, complimenting worktop with inset sink, space and point for appliances, window to the rear elevation.

Sitting Room

15'3" x 11'11" (4.66m x 3.65m)

Double doors to the rear leading to paved terrace and garden, steps descend to:-

Office/Family Room

16'2" x 10'10" (4.94m x 3.32m)

Window to the rear.

Kitchen

15'7" x 9'10" (4.77m x 3.01m)

Extensively fitted with a range of traditional style cupboard and drawer units with matching wall mounted cabinets, complimenting worksurface with inset sink, four burner gas hob, upright units housing oven grill, further upright unit with a pull out rack to the storage system, integrated fridge and freezer, breakfast bar, window to the rear elevation.

Utility Room

13'0" x 6'5" (3.97m x 1.97m)

Work surface with inset ceramic sink, double cupboards under, space and plumbing for washing machine and tumble dryer, wall mounted boiler, stable door to the rear. Inner lobby with useful storage.

Shower Room

7'2" x 5'4" (2.2m x 1.65m)

Comprising a shower cubicle, wash basin and WC, generous tiling, window to the rear elevation.

First Floor

Stairs rise from the reception hallway to a part galleried landing with skylight to the rear, double airing cupboard with shelving and housing hot water cylinder, access to the loft space.

Bedroom

15'3" x 12'6" (4.67m x 3.82m)

Double aspect with window to the front and skylight to the rear, dressing area with built-in wardrobes.

En-Suite Shower Room

7'5" x 7'4" (2.28m x 2.25m)

Large shower cubicle, back to wall unit with a semi-recessed wash hand basin and WC. Tiled walls and floor, skylight to the rear.

Hallway/Seating Area

16'0" x 8'4" (4.9m x 2.55m)

Window to the front enjoying views over the Parish field and the sea beyond.

Bedroom

12'10" x 10'5" (3.92m x 3.19m)

Window to the rear, deep walk-in wardrobe.

Bedroom

11'3" x 9'0" (3.45m x 2.76m)

Window to the front.

Bathroom

11'2" x 7'4" (3.42m x 2.25m)

Suite comprising a corner bath, vanity unit/wash basin, WC and a separate shower cubicle, skylight to the rear.

Outside

Gardens

A drive to the front provides off road parking and there is a further hard standing, raised lawn to the front.

Gated access to the side to the rear garden where there is a paved terrace abutting the property accessed from the sitting room, raised beds and an area of natural garden, all enjoying a southerly aspect.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

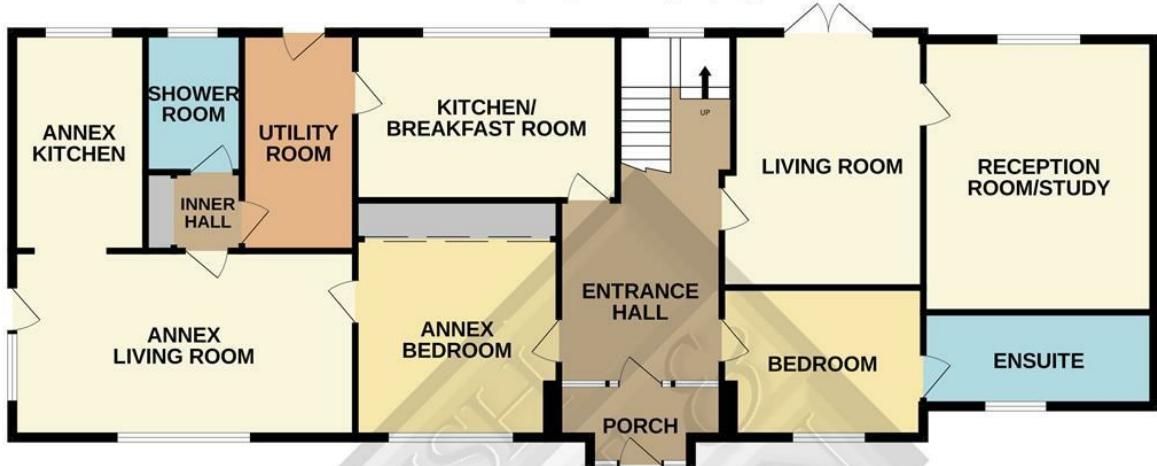
Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
1613 sq.ft. (149.8 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.5 sq.m.) approx.

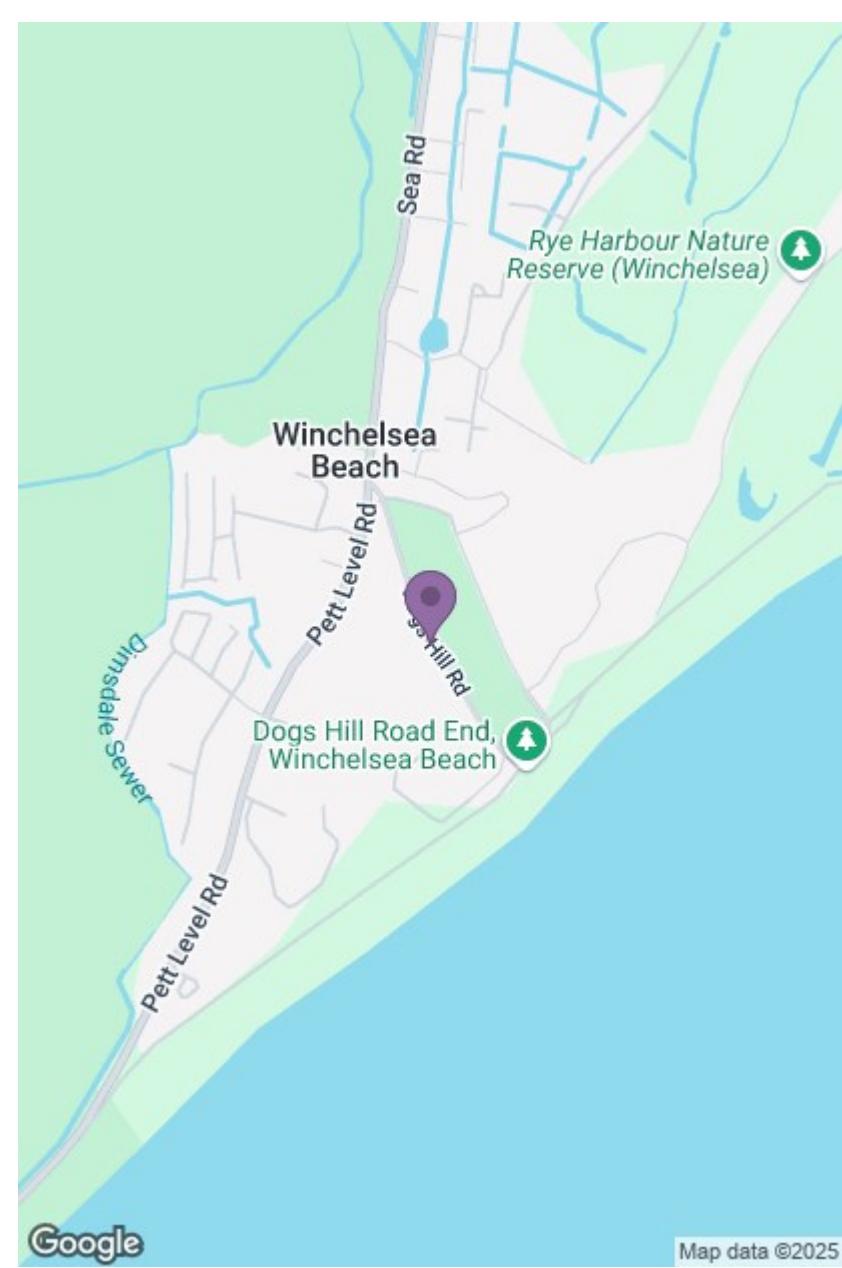


TOTAL FLOOR AREA: 2511 sq.ft. (233.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (70-80) C | | |
| (55-64) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--------------------------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (70-80) C | | |
| (55-64) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |





**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk