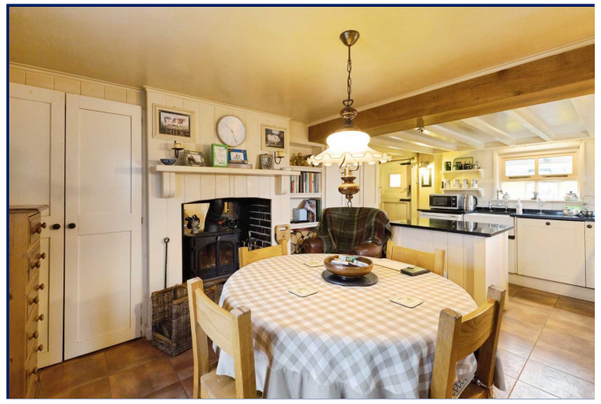
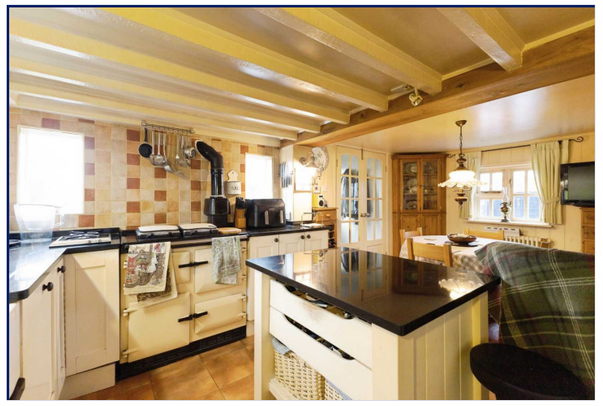




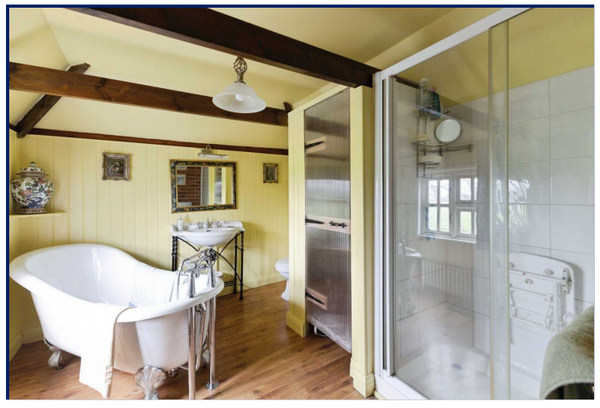












Asgard, Main Road, Icklesham,
Winchelsea, East Sussex, TN36

Asking Price: £290,000
Freehold

Reeds Rains

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Asgard, Main Road, Icklesham, Winchelsea, East Sussex, TN36

Asking Price: £290,000 Freehold

Council Tax Band: C
EPC Rating: D

Charming weatherboarded cottage in the sought-after village of Icklesham, offering characterful accommodation and a mature garden. Features include a kitchen/diner with Rayburn, cosy lounge with wood-burning stove, garden room, utility room and ground floor W/C.

DESCRIPTION
Tucked away in the charming village of Ickelsham, this delightful weatherboarded cottage offers character, warmth and versatile living space.
The property benefits from gas central heating and retains a wealth of traditional features throughout. The welcoming kitchen/diner forms the heart of the home and is both charming and practical, featuring a classic Rayburn, separate gas hob and central kitchen island. Two built-in storage cupboards provide excellent space for pantry use or general storage. A log-burning stove adds warmth and atmosphere, making the room ideal for both everyday living and entertaining. The cosy lounge is centred around the wood-burning stove, creating a comfortable and inviting space to relax. Leading from the kitchen is a garden room, offering additional flexibility whether used for potting plants, enjoying a quiet morning coffee, or relaxing with a book while overlooking the garden.
Practical features continue on the ground floor with a separate utility room complete with a traditional butler sink and a convenient W/C.
Upstairs, the generous principal bedroom suite provides a wonderful retreat. The accompanying bathroom is spacious and characterful, featuring a roll-top bath and sauna for a touch of luxury. Also on the first floor is a dressing room and a further room which could be used as a study, or could equally serve as a single bedroom.
Outside, the cottage is surrounded by a mature garden with established planting and areas mainly laid to lawn. Double gates provide access to a parking area which is not currently in use, offering the opportunity for landscaping to reinstate a private driveway if desired.
Full of charm and character, this attractive cottage presents a wonderful opportunity to enjoy village living in a home with both traditional appeal and practical living space.

LOCATION
Icklesham is a picturesque village set within the beautiful East Sussex countryside, enjoying a rural setting while remaining conveniently close to the coast. Surrounded by rolling farmland and open countryside, the village offers an appealing blend of traditional charm and community spirit.
At the heart of the village is a historic church and a well-regarded country pub, creating a welcoming focal point for residents and visitors alike. The surrounding area is particularly popular with walkers and cyclists, with an abundance of scenic footpaths and bridleways that lead through the countryside and towards the nearby coastline.
The historic town of Rye lies just a short drive away, offering a variety of independent shops, cafés, restaurants and a mainline railway station providing services to Ashford International with onward connections to London. The coastal village of Winchelsea Beach is also nearby, providing access to wide open beaches and nature reserves, ideal for those who enjoy the outdoors.
Icklesham offers the best of both worlds village living surrounded by natural beauty, yet within easy reach of local towns, the coast and transport links.

GROUND FLOOR

Porch

Kitchen/Diner
18' x 10' (5.49m x 3.05m)

Reception Room / Lounge
19'1" x 11'3" (5.82m x 3.43m)

Utility Room
8' x 6'9" (2.44m x 2.06m)

Cloakroom

Garden Room
14'6" x 9'1" (4.42m x 2.77m)

FIRST FLOOR

Bedroom one and Bathroom
23' x 9'2" (7m x 2.8m)

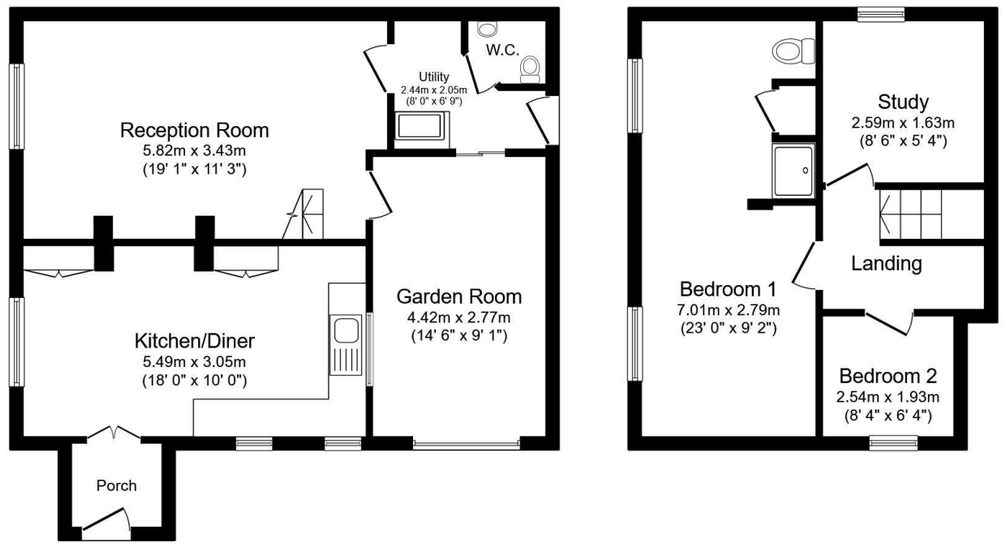
Bedroom Two/study
8'6" x 5'4" (2.6m x 1.63m)

Dressing Room
8'4" x 6'4" (2.54m x 1.93m)

OUTSIDE

Garden

For full EPC please contact the branch.



Ground Floor
Floor area 57.5 sq.m. (619 sq.ft.)

First Floor
Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 92.9 sq.m. (1,000 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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