

PHILLIPS & STUBBS



coastal +
COUNTRY



Oxney Isle Barn is delightfully situated away from roads in a small farming community on the rural outskirts of the village of Wittersham on the Isle of Oxney. Local facilities include a primary school, recreational ground, public house, community market, general store and village hall and within 3.5 miles is Peasmarsh village which offers Jempsons, an independent supermarket. The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. Ashford International Station (16 miles) provides a high speed service to Stratford and London St Pancras (37 minutes). Headcorn station (13 miles) provides a commuter service into London Bridge, Waterloo East and Charing Cross in just under one hour.

An immaculate detached barn conversion, affording light, well appointed, spacious partly open plan contemporary living space with slate and oak flooring, oak joinery and exposed timber framing.

A glazed front door opens into a double height hall with an oak staircase to the first floor galleried landing and a cloakroom with modern fittings.

The well proportioned, triple aspect sitting room with a two sided brick fireplace with a double sided wood burning stove, a slate floor and glazed doors opening to the rear terrace. A wide opening links the dining room which in turn has an open studwork dividing wall to the hall, a brick fireplace and two pairs of glazed double doors opening to the rear terrace.

The triple aspect kitchen/breakfast room, which has a glazed door opening to the rear terrace, is fitted with an extensive bespoke range of painted Shaker style cabinets comprising cupboards and drawers beneath granite work surfaces with an

undermounted stainless steel sink and mixer tap, carousel, larder cupboard, oak dresser, matching island unit with breakfast room, two integrated fridge freezers, below counter space for a washing machine, tumble drier and dishwasher and a Rangemaster Toledo cooker with double oven, grill, LPG 5 burner hob and a filter hood above.

On the first floor, bedroom 1 enjoys far reaching rural views and has an en suite bath/shower room with a panelled bath, twin wash basins and a walk-in rain shower enclosure with a linear drain. There are two further double bedrooms, both having en suite wet rooms and wonderful countryside views.

Particular features of the property are the garden and the setting with extensive views being enjoyed from both inside and outside the house across the surrounding farmland and open countryside. The property is approached via an automated 5 bar gate leading to an extensive gravel parking and turning area with access to a detached heritage style double garage with twin electrically remotely operated up and over doors and an external staircase leading to a first floor room. Adjacent is a detached garden store. Immediately to the rear of the house is a wide Provencal style paved terrace leading out to an extensive lawn with a mature oak tree, rowan, acer, weeping birch, together with herbaceous borders underplanted with alliums, verbena, agapanthus, hydrangeas, lupins, geraniums, sedum, etc. To one boundary is a row of espalier fruit trees. Adjoining immediately to the rear is a gently sloping field of old pasture with mature trees and separate lane access.

Local Authority: Ashford Borough Council - Council Tax Band F
Services: Mains water and electricity. Fully double glazed. Oil underfloor heating. Private drainage.

Predicted mobile phone coverage: Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

Flood risk summary from rivers and sea: Very low risk. Source GOV.UK

Guide price: £1,200,000 Freehold

Oxney Isle Barn, Swan Street, Wittersham, Kent TN30 7PL

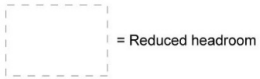


An immaculate detached barn conversion, affording light, spacious partly open plan contemporary living space, together with an adjoining field of about 3.2 acres, occupying an idyllic rural setting away from roads on the edge of the village with glorious views to the front and rear across farmland in the Rother Valley.

- Double height hall • Sitting room • Dining room • Kitchen/breakfast room • Cloakroom • Galleried landing
- Bedroom I with en suite bath/shower room • Two further double bedrooms, both with en suite wet rooms
- EPC rating C • Detached heritage style double garage with room above
- South facing garden • 3.2 acre field of mature pasture

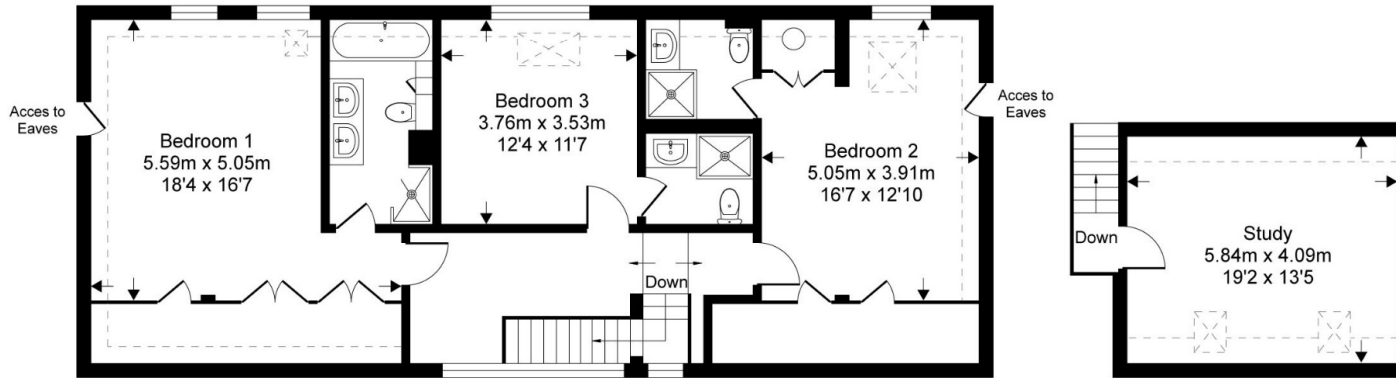


Directions: From Rye, proceed north on the A268 going through Playden. By the Peace & Plenty public house, turn right onto the B2082 marked for Tenterden. Continue through the village of Iden, across the river Rother and pass on to the village of Wittersham. Upon entering Wittersham, take the second turning on the left and continue on for approximately three quarters of a mile where an unmade track will be seen on the left hand side. Turn into the farm track and then almost immediately left into a shared road serving seven properties. Oxney Isle Barn will be seen on the right hand side after a short distance.

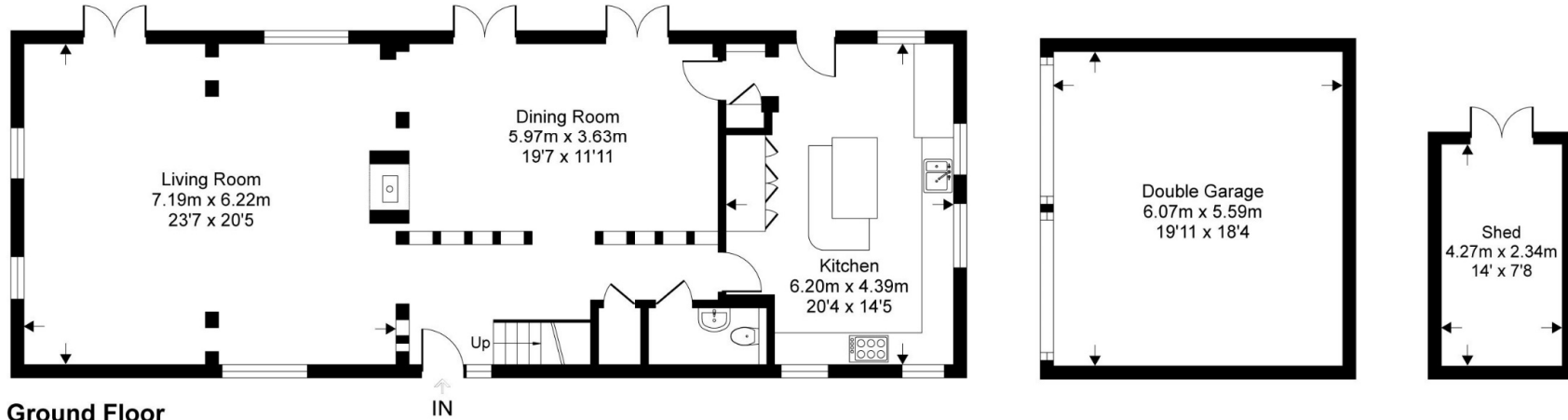


Oxney Isle Barn

Approximate Gross Internal Area = 218 sq m / 2351 sq ft
(excludes restricted head height, garage & shed)



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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