



Moloney
COUNTRY PROPERTY



KENNETTS COTTAGE & ANNEXE PEASMARSH

KENNETTS COTTAGE & ANNEXE, WITTERSHAM ROAD, PEASMARSH, EAST SUSSEX. TN31 6TD

A BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE IN OUTSTANDING RURAL LANE LOCATION BETWEEN PEASMARSH AND WITTERSHAM, ALONG WITH A SUBSTANTIAL HERITAGE STYLE OAK FRAMED ANNEXE/STUDIO, HOME OFFICE AND FURTHER OUTBUILDINGS, SITTING IN GARDEN AND GROUNDS OF ½ ACRE (TBV) SITTING ROOM, STUDY/SNUG, KITCHEN/ DINING ROOM, 4 BEDROOMS AND 2 BATH AND SHOWER ROOMS. EXCELLENT PARKING. OVERLOOKING FARMLAND AND ENJOYING PANORAMIC FAR-REACHING VIEWS. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, STUDY/SNUG. STAIRS TO 1ST FLOOR LANDING, FOUR BEDROOMS, TWO BATH AND SHOWER ROOMS. GRAVEL DRIVEWAY PROVIDING EXCELLENT PARKING, DETACHED HERITAGE OAK FRAMED ANNEXE/STUDIO, LARGE STORE, HOME OFFICE, SUMMER HOUSE, TIMBER GARDEN SHEDS. GARDENS TO THE REAR AND SIDE, ARTIFICIAL PUTTING GREEN. STUNNING FAR REACHING RURAL VIEWS. OFCH.



Paved pathway to covered entrance porch, wooden painted door to:

ENTRANCE HALL: Turned staircase to the first floor. Wood effect floor. Inset ceiling lights. Doors to sitting room, study/snug and:

CLOAKROOM: Obscure glazed wooden sash window to the rear. Fitted with white suite comprising WC & small wall mounted hand basin. Painted panelled walls. Matching wood effect floor.

SITTING ROOM: Triple aspect room with wooden sash window to the front, matching window to side and double opening doors to the rear terrace, enjoying stunning far reaching rural views. Fireplace inset with Yeoman cast iron wood burning stove on tiled hearth. Coved ceiling. Radiator cover. Wood effect floor. Part glazed wooden door to:

KITCHEN/DINING ROOM: KITCHEN: Windows to side and rear, door leading out to the paved terrace, all enjoying far reaching rural views. Fitted with range of contemporary style soft close base and wall units with square edge stone worktop over, inset with integrated 1 1/2 bowl, stainless steel sink unit with machined drainer to side. Lamona built in under counter freezer, Lamona integrated dishwasher. Recycling & waste bins. Full height integrated larder fridge. Saucepan drawers. Lamona four ring electric hob with glass splash back and concealed extractor/light over. Over worktop lighting. Grant oil fired boiler servicing hot water and central heating. Tiled floor. Inset ceiling lights. Shelved storage cupboard. DINING AREA: Wooden sash window to the front and doors leading out to the side terrace Space for large dining table with pendant lights over. Tiled floor. Part painted panelled walls. Storage shelves. Electric heaters.

GUIDE PRICE £1,195,000



STUDY/SNUG: Double aspect room with sash windows to the front and rear enjoying far reaching rural views. Range of built-in shelves. TV point. Former fireplace (not in use) Inset ceiling lights. Matching wood effect floor.

Turned staircase with wooden sash window to the rear to:

LANDING: Double doored airing cupboard housing hot water tank. Loft hatch. Inset ceiling lights.

BEDROOM ONE: Double aspect room with wooden double glazed sash window to the side, doors opening out onto a rear balcony, enjoying stunning far reaching rural views. Range of built in wardrobe cupboards with hanging rails & shelves, cupboards above. Electric heater.

BEDROOM TWO: Double aspect room with twin wooden sash windows to the front, matching window to side. Electric heater.

BATH AND SHOWER ROOM: Wooden casement window to the rear, enjoying stunning far reaching rural views. Fitted with white suite comprising WC, wall hung basin with tiled splash-back & mirror doored cabinet over. Panelled bath with telephone shower, fully tiled shower cubicle. Inset ceiling lights, extractor. White ladder style heated towel rail.

BEDROOM THREE: Double aspect room with wooden sash windows to front and rear both with shutters, enjoying far reaching rural views. Range of built-in wardrobe cupboards with hanging rail and shelves, matching cupboards above. Electric heater.

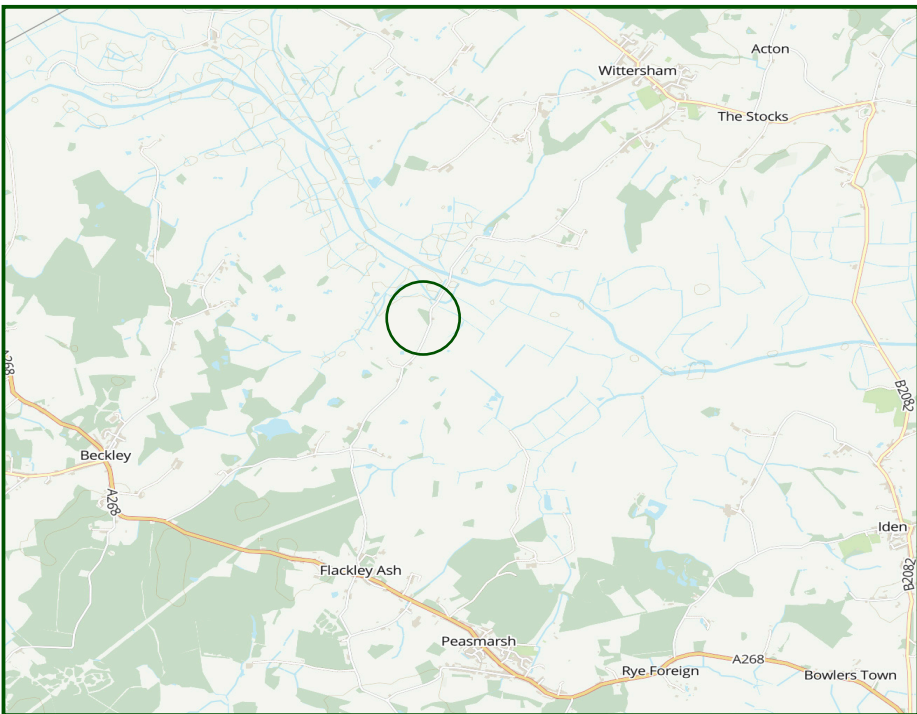
BEDROOM FOUR: Wooden sash window to the front.

BATHROOM: Wooden sash window to the front. Fitted with white suite comprising WC, pedestal mounted hand basin & panelled bath with telephone shower. Corner storage cabinet. Tiled splash-back, mirror. Loft hatch. Ladder style heated towel rail.

OUTSIDE: The property is approached from the lane via double opening vehicular gates, giving access to a large gravelled area providing excellent parking.

DETACHED ANNEXE/STUDIO: Heritage style oak frame construction, with wall to wall windows and doors to the rear terrace, enjoying stunning panoramic far reaching rural views. Oak floor throughout. Double vaulted ceiling with Velux windows and .exposed oak beams. Kitchen area with base units, wooden worktop over, stainless steel sink, integrated slimline dishwasher & electric cooker point. Cloakroom/Utility Room: Fitted with white suite. Cupboard with plumbing for washing machine & space for tumble dryer. External EV charging point.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

TIMBER STORE: Divided into 2 areas 4.24m x 2.65m & 5.82m x 3.2m. as well as a Home Office 4.28m x 3.28m and timber shed/log store.

A paved pathway leads to the front door and on to a gravelled area to the side, along with a paved terrace to the rear, steps lead up to area of lawn to the side of the property. Second timber shed & concealed oil tank. To the rear is an artificial putting green. Hedged front and side boundaries with stock proofed post and rail fencing to the rear, maximising the stunning far reaching panoramic views.

SERVICES: Mains electricity & water are connected. Private drainage. Electric & OFCH.

FLOOR AREA: 231m² (2,506 ft²) Approx. including annexe.

EPC RATING: TBC

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'G' & 'A'

TRANSPORT LINKS: For the commuter Headcorn & Staplehurst stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and M20 at Junction 9/10 at Ashford.

DIRECTIONS: Travelling on the A268 towards Rye, turn left immediately before the Flackley Ash Hotel into Mackerel Hill. Continue on this road for approx. 1.2 miles, Kennetts Cottage will be found on the left.

What3Words (Location): [///lifeboats.charm.mills](https://www.what3words.com/#!/lifeboats.charm.mills)

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

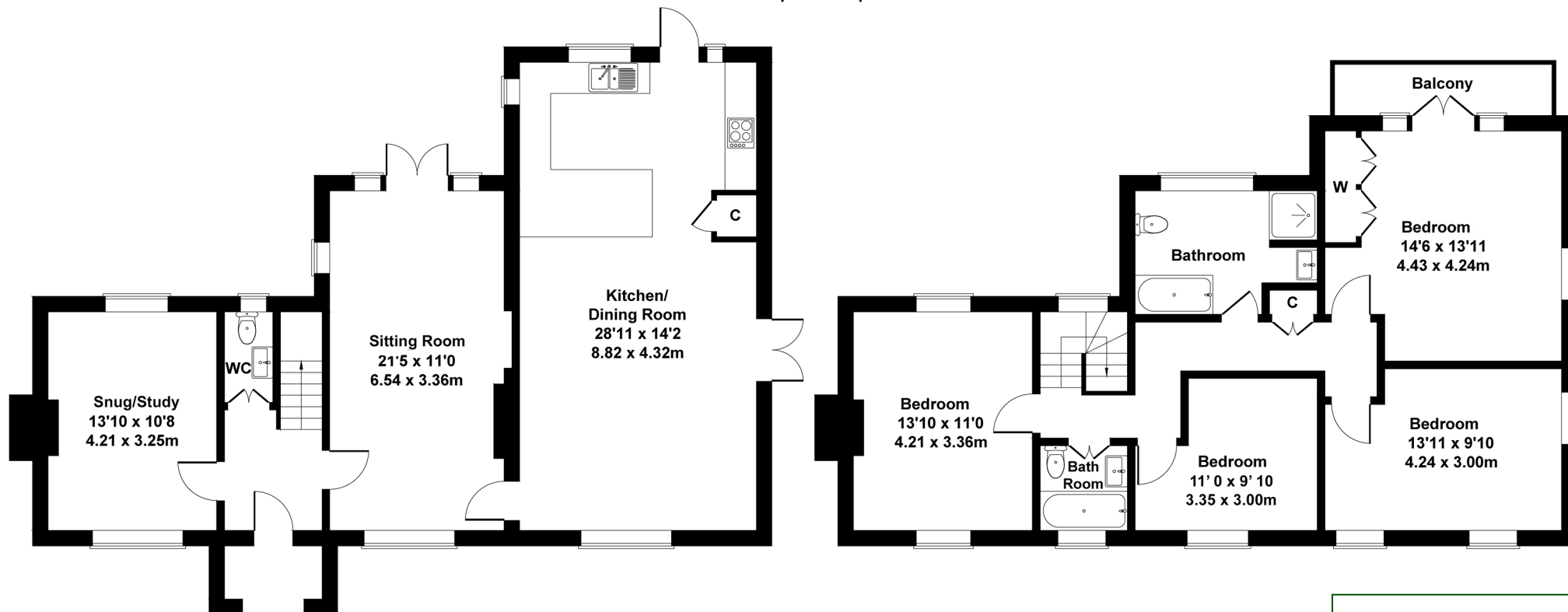
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

Kennetts Cottage

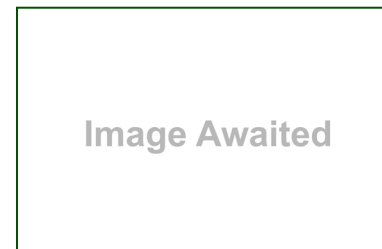
Approximate Gross Internal Area
1851 sq ft - 172 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

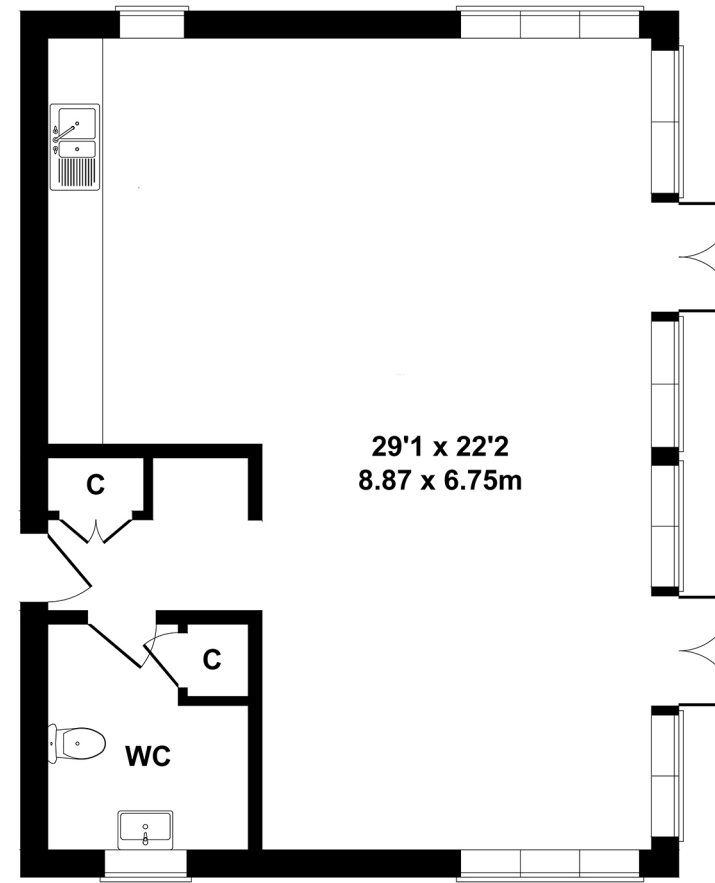
KENNETTS COTTAGE & ANNEXE, WITTERSHAM ROAD, PEASMARSH, TN31 6TD





Annexe

Approximate Gross Internal Area
635 sq ft - 59 sq m



GROUND FLOOR



EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

KENNETTS COTTAGE & ANNEXE, WITTERSHAM ROAD, PEASMARSH, TN31 6TD

