

PHILLIPS & STUBBS



coastal +
COUNTRY



Located on the Isle of Oxney in the Conservation Area of the village of Wittersham in the picturesque road known as The Street linking the villages of Wittersham and Peasmarsch. Local facilities include a primary school, recreational ground, public house, community market, general store and village hall and within 3.5 miles is Peasmarsch 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. Leisure pursuits in the area include sailing, golf, tennis, walking and there are beaches at Camber with its dunes and Winchelsea Beach.

A Grade II listed attached eighteenth-century period cottage of traditional weatherboard elevations set with timber casement and sash windows beneath a pitched peg tiled roof incorporating a catslide to the rear. Internal features include antique pine doors, exposed ceiling timbers and wall studwork and a large inglenook fireplace. The living accommodation, which is generally of good ceiling height, is arranged over two levels, as shown on the floor plan. To one side is a detached garage which is approached by a shared driveway.

A side entrance door opens into a hall/snug, which overlooks the rear garden, with exposed ceiling beams, a tiled floor and a door and staircase leading to the first floor. Adjoining is the dining room which has a large sash window to the front, exposed beams and studwork and a brick fireplace with a wood burner and a painted overmantel supported by moulded brackets.

The sitting room has a large sash window to the front, an 8'3 wide inglenook fireplace with a salt cupboard and exposed timber framing.

The kitchen/breakfast room, which overlooks the rear garden, has a range of cabinets comprising base cupboards beneath woodblock work surfaces with an inset stainless steel sink and mixer tap, an integrated dishwasher, a built in fridge and freezer, a two oven electric Aga, open display shelving, a brick fireplace, exposed ceiling beams and a part glazed stable door to outside.

On the first floor, bedroom 1 has a casement window to the front, a tongue and grooved painted matchboard panelled ceiling, dado rail and built-in wardrobes with panelled folding doors. Bedroom 2 has a casement window to the front. Bedroom 3, which is part below eaves, has a window to the side, and exposed roof purlin. doors to below eaves access and a fitted single bed. The bathroom has a dormer window to the rear, painted matchboard panelled walls to dado height, an airing cupboard and white fittings comprising a freestanding roll top bath with a shower attachment, pedestal wash basin and a close coupled w.c.

Outside: To the front of the property is a small cottage garden set down to grass with a brick path and gerbera daisies, hollyhocks, lilac bush, roses and japonica. A side gate gives access to the main garden at the rear of the property, which adjoins fields, being set down to lawn with trailing clematis montana, roses, wisteria and honeysuckle, together with a raised brick flower bed including hydrangea. At the far end is a garden store/workshop. To one side of the property is a shared driveway with parking for 2/3 cars which leads to garage with an up and over door and side service door.

Guide price: £535,000 Freehold

The Cottage, 8 The Street, Wittersham, Kent TN30 7ED



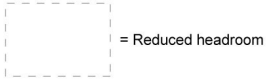
A charming attached Grade II Listed eighteenth century cottage, affording fine period features, situated in the picturesque Conservation Area of the village with a delightful rear garden backing onto fields.

- Hall / snug • Dining room • Sitting room with inglenook fireplace
- Kitchen/breakfast room • Landing • Three bedrooms • Bathroom
- Front and rear gardens • Garage and off-road parking



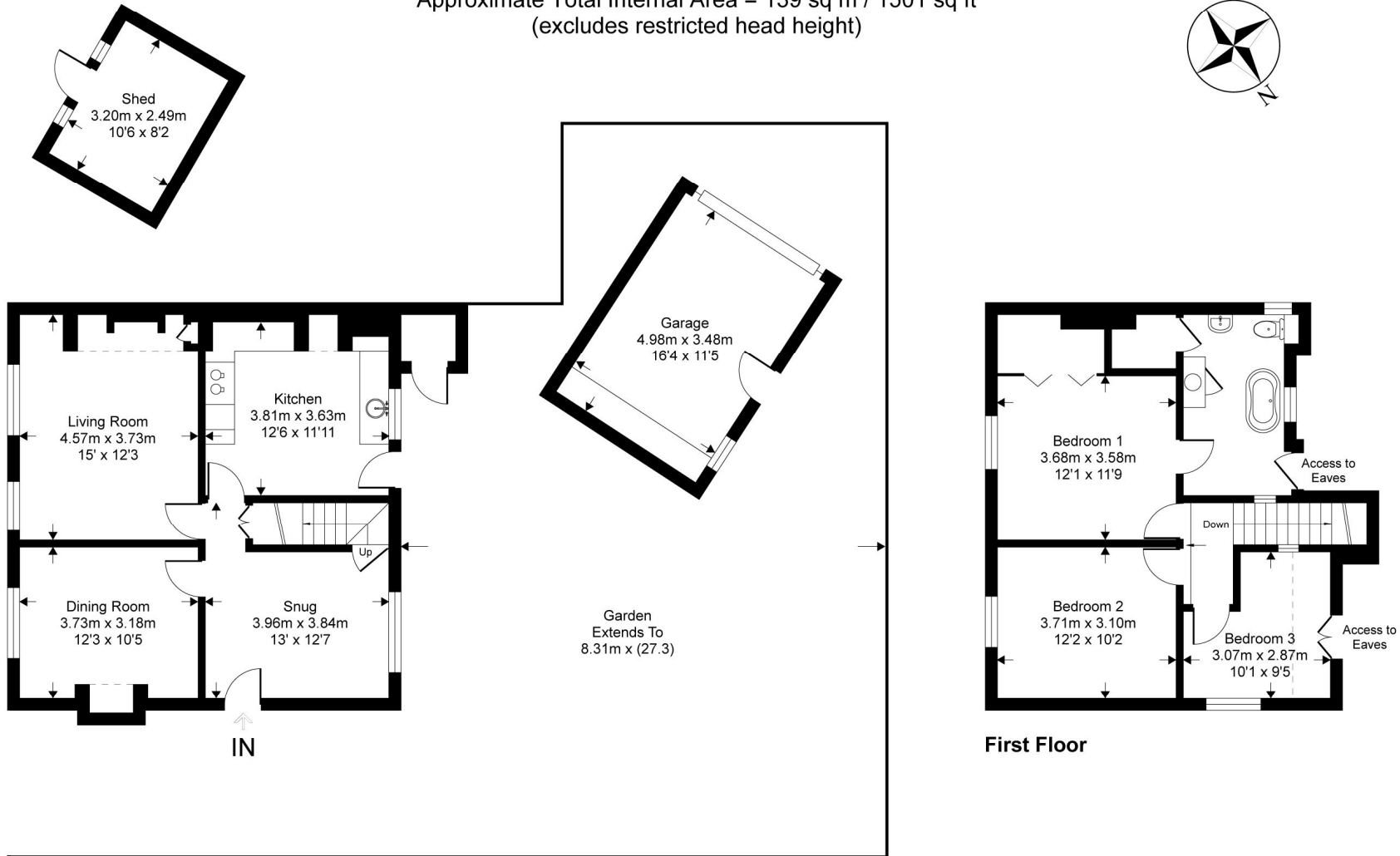
Directions. From Tenterden proceed south on the B2082, passing through the Hamlet of Smallhythe and upon entering Wittersham continue through the village to the War Memorial and turn right into The Street. The property will be found down The Street on the right-hand side.

From Rye proceed north on the A28 going through Playden passing The Playden Oast Inn take the second turning on the right onto the B2080 marked for Tenterden. Continue through the village of Iden, crossing the river Rother and pass into the village of Wittersham. Upon entering Wittersham turn left by the War Memorial. The property will be found down The Street on the right-hand side.



The Street

Approximate Gross Internal Area = 114 sq m / 1229 sq ft
Approximate Garage Internal Area = 17 sq m / 186 sq ft
Approximate Outbuilding Internal Area = 8 sq m / 86 sq ft
Approximate Total Internal Area = 139 sq m / 1501 sq ft
(excludes restricted head height)



Ground Floor

First 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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