

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is situated on the 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 Peasmarch 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, 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 chalet style property affording versatile, light, well-proportioned contemporary living space, some of which is open plan, over two levels, as shown on the floor plan. The master bedroom forms part of a suite to the rear of the house with rural views across adjoining farmland.

A part glazed front door opens into a hallway with a turned staircase to the first floor and a storage cupboard beneath. To the front of the house is a sitting room with an oak floor, which overlooks the garden. Adjoining is a large kitchen/breakfast room which is fitted with an extensive range of matt black handleless cabinets comprising cupboards and drawers beneath granite work surfaces with high gloss black tiles surrounds, an undermounted stainless steel sink, built-in electric oven, an inset hob, a freestanding Montpellier Range cooker, a deep built in pantry, oil boiler, horizontal matchboard panelling to one wall and oak flooring.

From the kitchen, a wide opening leads through to the rear hall, which in turn has a glazed door to the rear garden, a connecting door to the garage/workshop and a turned oak staircase leading to the first floor galleried landing and master bedroom suite.

The sitting room, which overlooks the rear gardens, has a wood burning stove on a flagstone hearth, oak flooring and two sets of glazed double doors opening on to the south facing deck. Bedroom 4 is double aspect and overlooks the front garden. The bath/shower room, which has a geometric pattern tiled floor, has white fittings comprising a close coupled w.c, a walk-in shower a counter top wash basin and a panelled bath with a shower attachment. Adjacent is a cloakroom with a close coupled w.c.

The master bedroom has a vaulted ceiling, oak flooring and a glass wall to the rear elevation with double doors opening out to a Juliette balcony with a glass balustrade providing distant rural views. The en-suite shower room has contemporary fittings comprising a wash basin, close coupled w.c and a rain shower. To the front of the property is a second first floor landing with access to bedrooms 2 & 3. Bedroom 2, which is currently used as a family room, has a dormer window to the front and a skylight to the rear. Bedroom 3 overlooks the rear garden and adjacent fields beyond.

Outside: The property is approached via double wooden gates leading onto a pea beach driveway which provides off road parking for several vehicles and leads down one side of the house to the integral garage/workshop which has an up and over door to the front, double doors to the rear garden and a fitted worktop to one wall with storage cupboards above and below. The hedge enclosed front garden extends to about 50' x 27' being set down to a rectangular lawn with paved pathways, lavender bed, a bay tree, magnolia, buddleja and raised beds, together with a full width pergola to the front elevation. The south facing rear garden, which backs onto farmland, extends to about 75'. Adjacent to the rear of the house is a wide deck and terrace which leads to a parterre garden with clipped box hedges, lavender planting and paved pathways with a central Wisteria, Jasmine and Vine clad pergola. Beyond is an area of lawn with burgeoning cottage flower borders and to one corner is a purpose-built home office with light, power and the internet. Garden store. Aluminium framed greenhouse.

Guide price: £790,000 Freehold

19 Swan Street, Wittersham, Near Tenterden, Kent TN30 7PH



A modern detached chalet style property occupying an edge of village position affording light, well proportioned, highly versatile, contemporary living space, together with a purpose built home office and a 75' south facing garden backing onto farmland.

- Hall • Living room • Sitting room • Kitchen/breakfast room • Rear hall • Cloakroom • Galleried landing • Master bedroom with en suite shower room • Three further double bedrooms • Family bath/shower room
- Double glazing • Oil central heating • EPC rating D • Integral garage & workshop
- Home office with air conditioning • Off road parking for several vehicles • 75' South facing garden



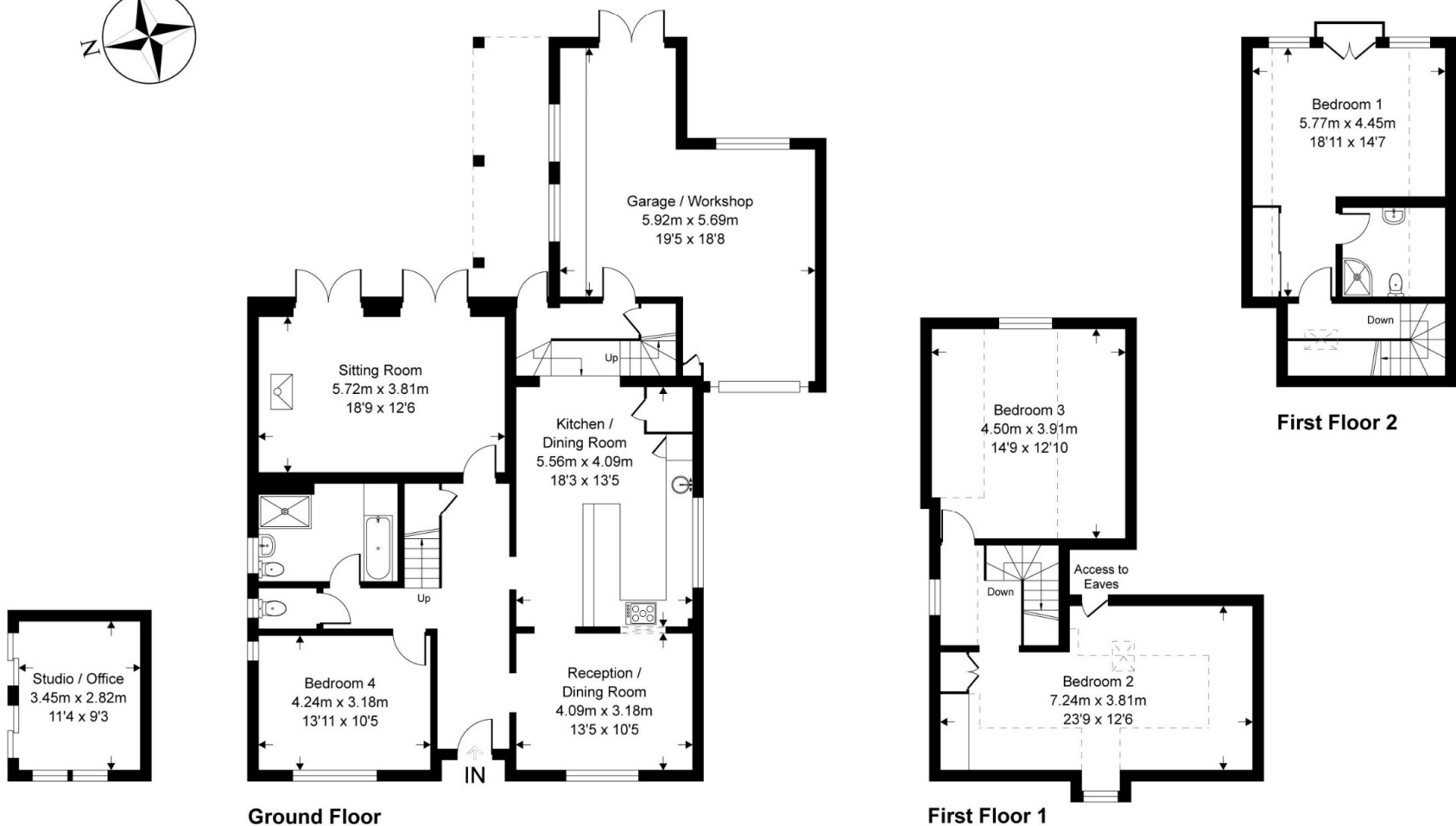


Local Authority: Ashford Borough Council. Council Tax Band G  
Mains electricity, drainage and water. Oil central heating  
Predicted mobile phone coverage: O2, Vodaphone  
Broadband speed: Superfast 53 Mbps available. Source Ofcom  
Rivers and seas flood risk summary: Very low risk. Source GOV.UK

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 quarter of a mile where the property will be found on the left hand side.

# Swan Street

Approximate Gross Internal Area = 149 sq m / 1602 sq ft  
Approximate Garage Internal Area = 39 sq m / 423 sq ft  
Approximate Outbuilding Internal Area = 10 sq m / 105 sq ft  
Approximate Total Internal Area = 198 sq m / 2130 sq ft  
(excludes restricted head height)



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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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