



37-39 The Street,  
Wittersham, Kent TN30 7EA



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## Offers in excess of £550,000

### FOR IMPROVEMENT AND REFURBISHMENT

Enjoying an idyllic position next to the beautiful ancient Parish church in the heart of the sought-after village of Wittersham, this five bedroom Grade II Listed cottage with two attic rooms, now in need of modernisation, offers enormous scope for improvement and when finished, would make a very special home.

Originally two cottages with later additions, it exudes character and warmth and has indeed been a much loved home by the same family for many years.

With its charming exterior, its beautiful cottage gardens at the back and its wonderful views over the church yard next door, it has the feel of a slower paced by-gone era. In fact, you almost expect Miss Marple to be standing in the front garden pruning the roses! But never fear, the Cinque Port towns of Tenterden and Rye are only 6 miles away in different directions for those who need to still feel connected to the 21st Century. Viewing is highly recommended to appreciate all that this lovely property has to offer

- Please note the property was underpinned in 1990
- Now in need of improvement and refurbishment
  - 2 attic rooms with further potential
- Circa 2,500 sq ft of accommodation including attics
- Pretty south facing garden with views of Church
  - Off-street parking front of property
  - Accessible village location close to amenities
  - Tenterden and Rye approx. 6 miles distant
- Area of Outstanding Natural Beauty NO ONWARD CHAIN

**SITUATION:** This property enjoys a quiet location in the popular village of Wittersham. This sought after rural village offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property. The village is about 3.5 miles from Peasmarsh which offers Jempsons, the well known independent supermarket. Nearby Tenterden (about 6 miles) offers a comprehensive range of shopping, leisure and health facilities. There are a wide choice of well regarded schools and this property comes within the catchment area for the Ashford Grammars. The coast and the Cinque Port town of Rye is only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the high-speed service to London St Pancras (a journey of about 37 minutes).

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**UTILITY / BOOT ROOM** 11' 10" x 9' 9 max" A door at the front of the house opens into a useful utility area / boot room. Ideal for dirty children and dogs! Built-in storage with worktop and sink with drainer. Tiled floor. Space for cloaks. Door to **CLOAKROOM** Wash hand basin and w.c.

**WINTER SITTING ROOM** 16' 11" x 14' 0 max" With its beautiful inglenook fireplace and wood burner, this room is perfect for cosy nights by the fire. Parquet floor. Space open to **DINING ROOM** 13' 8" x 9' 6 max" This lovely room is handily positioned between the kitchen and the sitting room and would make the ideal place for family dining and entertaining. Parquet floor. Door to kitchen.

**KITCHEN** 12' 8" x 8' 10 max" Range of base units with laminate worktops. Sink unit with drainer. Space for undercounter fridge. Double oven. Two ring electric hob and two ring gas hob (fed by calor gas bottle). Window to rear overlooking garden. Door to garden. Open doorway to breakfast room.

**BREAKFAST ROOM** 14' 1" x 11' 2 max" This characterful space, which is open to the kitchen beyond, gives bags of storage room and plenty of space for a table and chairs. Built-in larder. Stairs to first floor. Two windows to rear overlooking garden. NB: The ceiling height to the kitchen and breakfast room is only 5'9". There may be potential, however, subject to the necessary advice and permissions to lower the floor in these areas.

**STUDY** 12' 7" x 11' 7 max" A good size study space which would work equally well as an additional reception room. Parquet floor. A window to the side gives lovely views over the church and churchyard beyond. Wood burner.

**SUMMER SITTING ROOM** 14' 3" x 11' 11 max" With its French doors onto the patio and garden, this lovely space would make a wonderful summer sitting room. It could also be used as a music or hobby room, play room or teenage den. A staircase to the first floor acts as a divider between this space and the study. Parquet floor.

**MAIN LANDING** 10' 4" x 8' 9 max" A spacious landing currently set up as a study. This leads to two inner landings which give access to all the other rooms on this floor.

**BEDROOM 1** 14' 11" x 14' 4 max" A large bedroom with recessed storage and window to the front.

**BEDROOM 2** 12' 6" x 11' 7 max" A light, bright double bedroom with built-in cupboard and wash basin.

**BEDROOM 3** 11' 6" x 10' 4 max" A good size double bedroom with **en-suite Cloakroom** comprising wash basin and w.c. and built-in cupboard.

**BEDROOM 4** 12' 3" x 10' 0 max" Built-in wardrobe and wash basin. NB: A staircase leads to the larger of the two attic spaces.

**BEDROOM 5** 9' 11" x 7' 10 max" Currently set up as a study, this single bedroom has a lovely view over the church beyond.

**BATHROOM** 7' 9" x 4' 11 max" A traditional style bathroom; panelled bath; wash hand basin and low level w.c. Heated towel rail.

**SHOWER ROOM** A useful additional bathroom facility comprising: walk-in shower, wash basin and w.c. Airing cupboard housing hot water cylinder and Heatrae Sadia electric heating system.

**TWO ATTIC ROOMS** Stairs from bedroom 4 and a fixed wooden ladder staircase from one of the inner landings on the other side of the house lead to two very useful attic spaces which have been partly converted. Potential for further conversion (stpp). Large eaves space from smaller attic room (unmeasured). NB: Some restricted head height to these rooms. The measurements on the floor plan for these rooms are only approximate.

**OUTSIDE** To the front of the house is a lovely cottage style garden and a driveway providing off-street parking, which could potentially be extended to accommodate two cars.

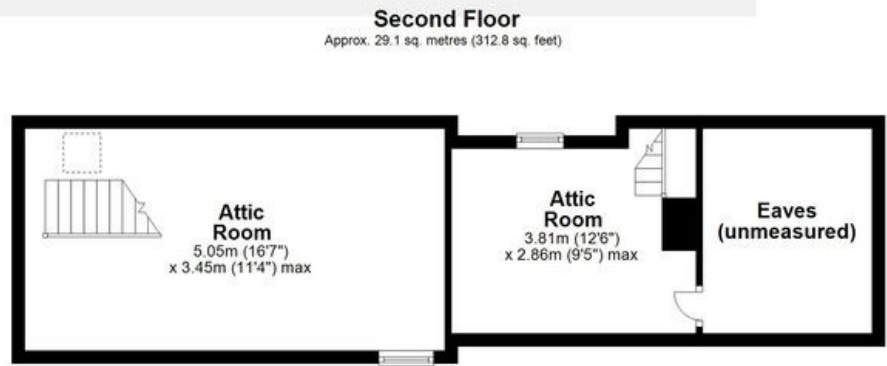
A gate takes you along a path at the side of the house to a beautiful mature south facing garden which provides a spacious oasis of privacy and relaxation and is completely in keeping with the character of the property. Patio areas at the back of the house make ideal settings for al fresco dining or idyllic spots to just sit and enjoy the sun, and when you are feeling more energetic, raised beds at the bottom of the garden are ideal for growing home produced veg.

**SERVICES** Mains water, electricity and drainage. Electric heating. EPC: exempt. Local Authority: Ashford Borough Council.

**Please note the property was underpinned in 1990.**

**LOCATION FINDER** what3words: aced.dial.unicorns





Total area: approx. 231.3 sq. metres (2489.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: The attic rooms are included within the total square footage, but the eaves space is not.  
Plan produced using PlanUp.

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