

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 Jemsons, 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 impressive detached house, presenting part mellow brick and part weatherboard clad external elevations set with double glazed windows beneath a pitched peg tiled roof, that has been extended and improved over recent years to provide stylish, versatile family accommodation over three levels, as shown on the floor plan.

The property is approached via a part glazed front door which opens into a reception hall with stairs to the first floor and a storage cupboard beneath. To the front of the house there are two reception rooms comprising a sitting room with a black wall mounted real flame electric fire and a dining room with a connecting door to the integral garage.

To the rear of the house is an open plan kitchen and Amdega orangery with a vaulted ceiling, glass wall overlooking the garden and French doors. The well equipped kitchen is fitted with an extensive range of cabinets comprising cupboards and drawers beneath work surfaces with matching wall cupboards, an inset hob with a filter hood above, a

built in fridge freezer, an inset stainless steel sink unit, a built in double oven and a matching island unit with a granite work surface.

To one side of the kitchen and approached by double doors is the living room with an open fire with a reconstituted stone surround and French doors opening to the garden. Adjacent to the kitchen is a practical utility room with a glazed door to the garden, oil boiler and space and plumbing for a washing machine. Also on the ground floor is a fully tiled shower room and a separate cloakroom.

On the first floor, there is a spacious landing with stairs leading to the second floor. The principal bedroom has fitted wardrobes to one wall and French doors with a Juliet balcony and views across the adjoining farmland to Wittersham church. The en suite shower room has a shower enclosure with a rain shower, a close coupled wc and a wash basin with a vanity cupboard. There are four additional bedrooms, three of which are double rooms, and these share the fully tiled family bathroom with fittings comprising a close coupled wc, wash basin and panelled bath with a shower screen and wall mounted shower attachment.

On the second floor, there is a large below eaves room with two large skylight windows which could be used as a home office or games room.

Outside: To the front of the property is a laurel hedge and a gravel driveway with ample room for 4 or 5 vehicles and access to an integral garage with an up and over door to the front. The rear garden, which backs onto farmland, is laid mainly to lawn with a flagstone terrace, mature shrubs including camellia, acer and robinia and shaped borders with cottage planting including lupins, digitalis and peonies. To the far corner is a further paved terrace with a pergola and a summerhouse. Garden shed.

Guide price: £825,000 Freehold

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



A very well presented detached family home with rural views occupying an edge of village position affording versatile, well-proportioned living space and a south facing garden backing onto farmland.

- Hall • Sitting room • Dining room • Living room • Fabulous open plan kitchen and orangery • Utility room • Shower room • Cloakroom • Landing • Principal bedroom with Juliet balcony and en suite shower room • Three further double bedrooms and one single bedroom • Family bathroom • Second floor home office / games room
- Double glazing • Oil central heating • EPC rating D • Integral garage
- Off road parking for several vehicles • South facing rear garden



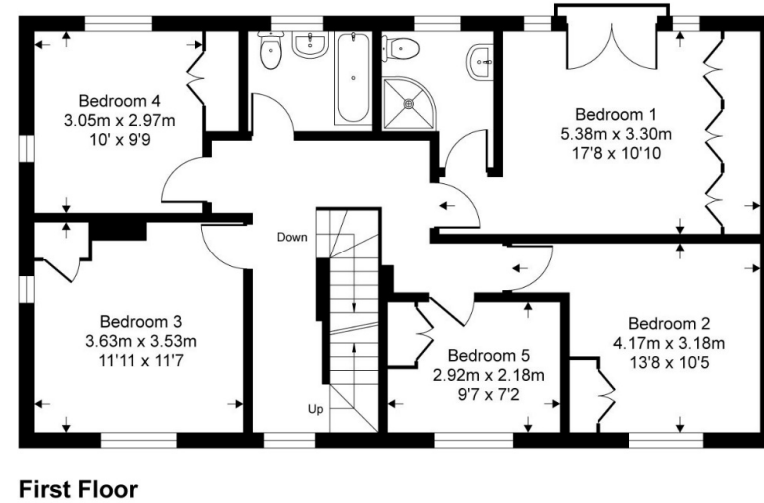
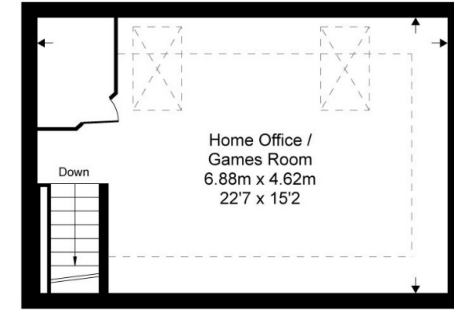
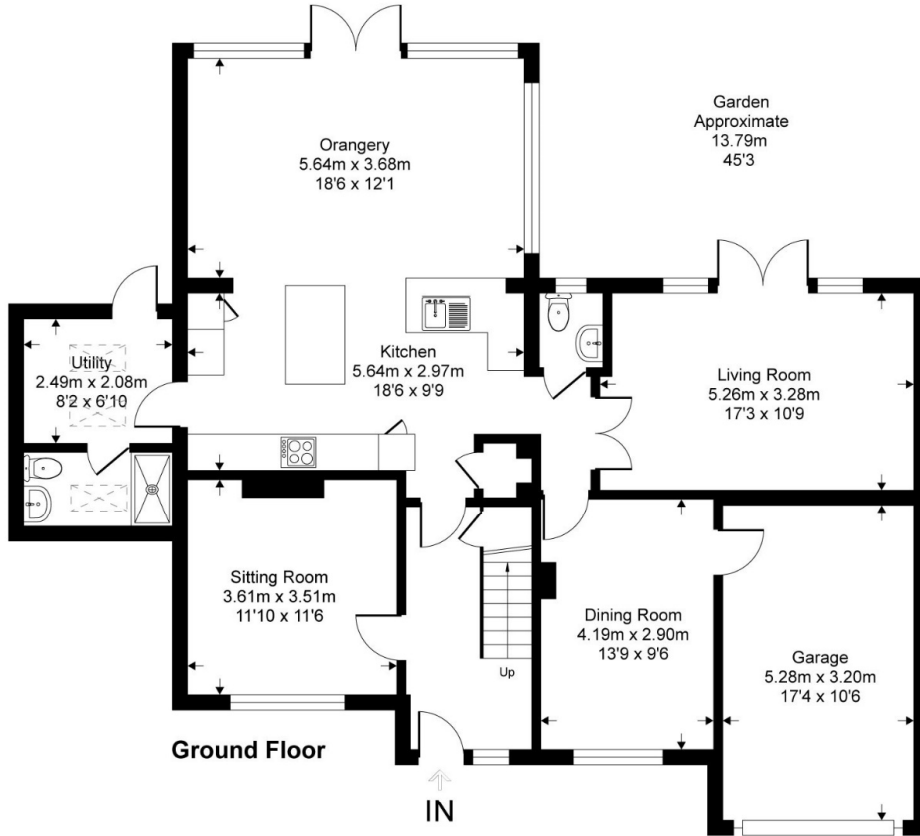
Local Authority: Ashford Borough Council. Council Tax Band F
Mains electricity, drainage and water. Oil central heating
Predicted mobile phone coverage: O2, Vodaphone and EE
Broadband speed: Superfast 76 Mbps available. Source Ofcom
Rivers and seas flood risk summary: Very low risk. Source GOV.UK

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 = 210 sq m / 2264 sq ft
Approximate Garage Internal Area = 17 sq m / 182 sq ft
Approximate Total Internal Area = 227 sq m / 2446 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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