



**Idlers Cottage, 2 Gardners Hill Wittersham Road  
Iden, TN31 7UY**



# **Idlers Cottage, 2 Gardners Hill Wittersham Road, Iden, TN31 7UY**

**Offers Over £300,000**

Exciting project with successful planning consent to extend from a 2 to a 3-bedroom semi-detached cottage with stunning rural views and large garden totalling some 0.6 acres (see plan attached) where there is planning consent to build a self-contained garden office which could also offer further ancillary accommodation.

## **Description**

In need of complete refurbishment, Idlers Cottage is a charming 2-bedroom, period semi-detached rural cottage with a large garden totalling some 0.6 acres (see plan attached) where there is planning consent to build a self-contained garden office which could also offer further ancillary accommodation.

The accommodation includes on the Ground floor; entrance hall, kitchen / dining room, sitting room. 1st Floor; 1 double bedroom, family bathroom, wc. On the second floor; large double bedroom in the attic. There is ample off street / driveway parking for at least 3 cars and the large and inviting garden extends for at approximately 100 metres creating a plot totalling approximately 480 square metres and there are 2 large outbuildings / sheds. The property has successful planning permission to be extended from having 2 bedrooms & 1 bathroom to 3 bedrooms & 2 bathrooms with an additional self contained garden office for further guest accommodation. It presents a rare and exciting development opportunity with amazing views.

Services: mains electricity, mains water, cesspit tank, solid fuel heating.

Council: Rother Band D

EPC: G

## **Location**

The property is located on the outskirts of the sought after village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture.

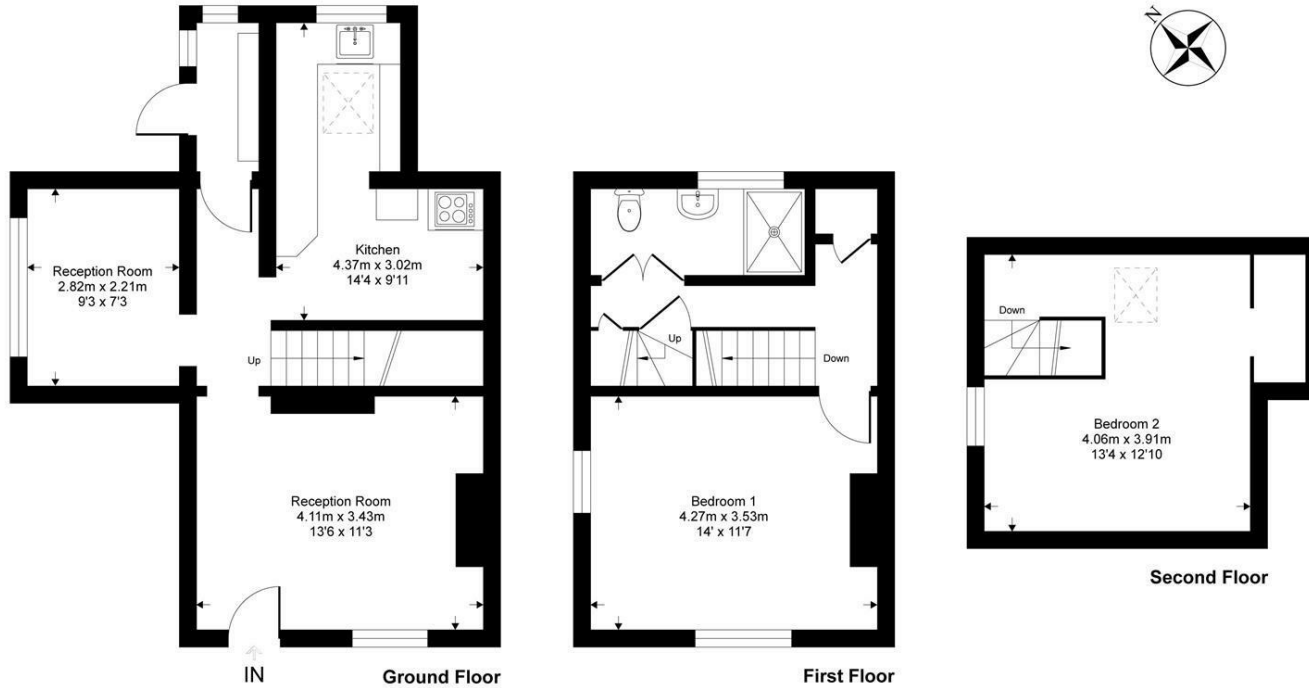
As well as its charm and history, the town has an extensive range of shopping facilities, a leisure centre, lawn tennis club and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are held annually and there is a two-screen cinema, arts centre and café. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops.

In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.



## Idlers Cottage

Approximate Gross Internal Area = 87 sq m / 932 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>66</b>
		<b>8</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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