

# 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 detached eighteenth-century period cottage of traditional weatherboard elevations set with timber casement windows beneath a pitched peg tiled roof. To the rear, is a modern single storey extension. Internal features include antique pine doors, exposed ceiling timbers and wall studwork and a large inglenook fireplace. The living accommodation is arranged over two levels, as shown on the floor plan.

A front door opens into a hall with a vaulted ceiling, skylight window and door to a cloakroom with modern fittings. From the hall, a door leads to the kitchen/breakfast room with a vaulted ceiling, two skylight windows, glazed sliding door with matching side panel opening to the garden and a range of shaker style cabinets comprising cupboards and drawers, granite work surfaces, butler sink with mixer tap, classic Everhot range cooker with two ovens and cast iron hot and simmer plates. Adjoining is a study, overlooking the garden, with an inglenook fireplace with a fitted wood burning stove and a door to a utility room with space for a tumble dryer and fridge freezer.

To the front of the house is an open plan living room and dining room with two windows overlooking the garden, exposed studwork to two walls and an inglenook fireplace with a fitted wood burner. An open doorway leads through to an octagonal conservatory with two sets of French doors to the garden.

To the rear of the house is the principal, double aspect bedroom with a range of built-in wardrobe cupboards to one wall and an en suite shower room with contemporary fittings comprising a large walk-in shower, close coupled wc and wall mounted wash basin with vanity cupboard beneath.

On the first floor, there is a landing with exposed studwork, three double bedrooms and a bathroom with fittings comprising a panelled bath with a wall mounted shower above, a close coupled wc and a wall mounted wash basin.

Outside: The property is approached via a gate set into a copper beech hedge which leads to a front garden with old brick pathways, symmetrical rose beds, camellias and a mature wisteria. To one side is a driveway providing tandem off-road parking for two vehicles which in turn gives access to a detached garage of brick elevations beneath a pitched tiled roof. The rear garden, which backs onto fields, has a circular lawn, a wide brick terrace and burgeoning cottage borders with hydrangeas, camellia, roses, honeysuckle, agapanthus, iris, giant fennel and a vine.

Further information:

Local Authority: Ashford Borough Council. Council Tax Band F

Services: Mains electricity, water and drainage. Electric storage heaters. Double glazing  
Predicted mobile phone coverage: Limited Three and 02

Broadband speed: Superfast 76Mbps available. Source Ofcom

Rivers and seas flood risk summary: Very low risk. Source GOV.UK

Guide price: £720,000 Freehold

Vine Cottage, 6 The Street, Wittersham. Kent TN30 7ED



A detached eighteenth century cottage, affording fine period features, together with a single storey modern addition, situated in the picturesque Conservation Area of the village with delightful gardens backing onto fields.

- Hall • Open plan living room & dining room • Conservatory • Kitchen/breakfast room • Cloakroom
- Principal bedroom with en suite shower • Landing • Three further bedrooms • Bathroom • EPC rating E
- Front & rear gardens • Garage Off road parking for two vehicles

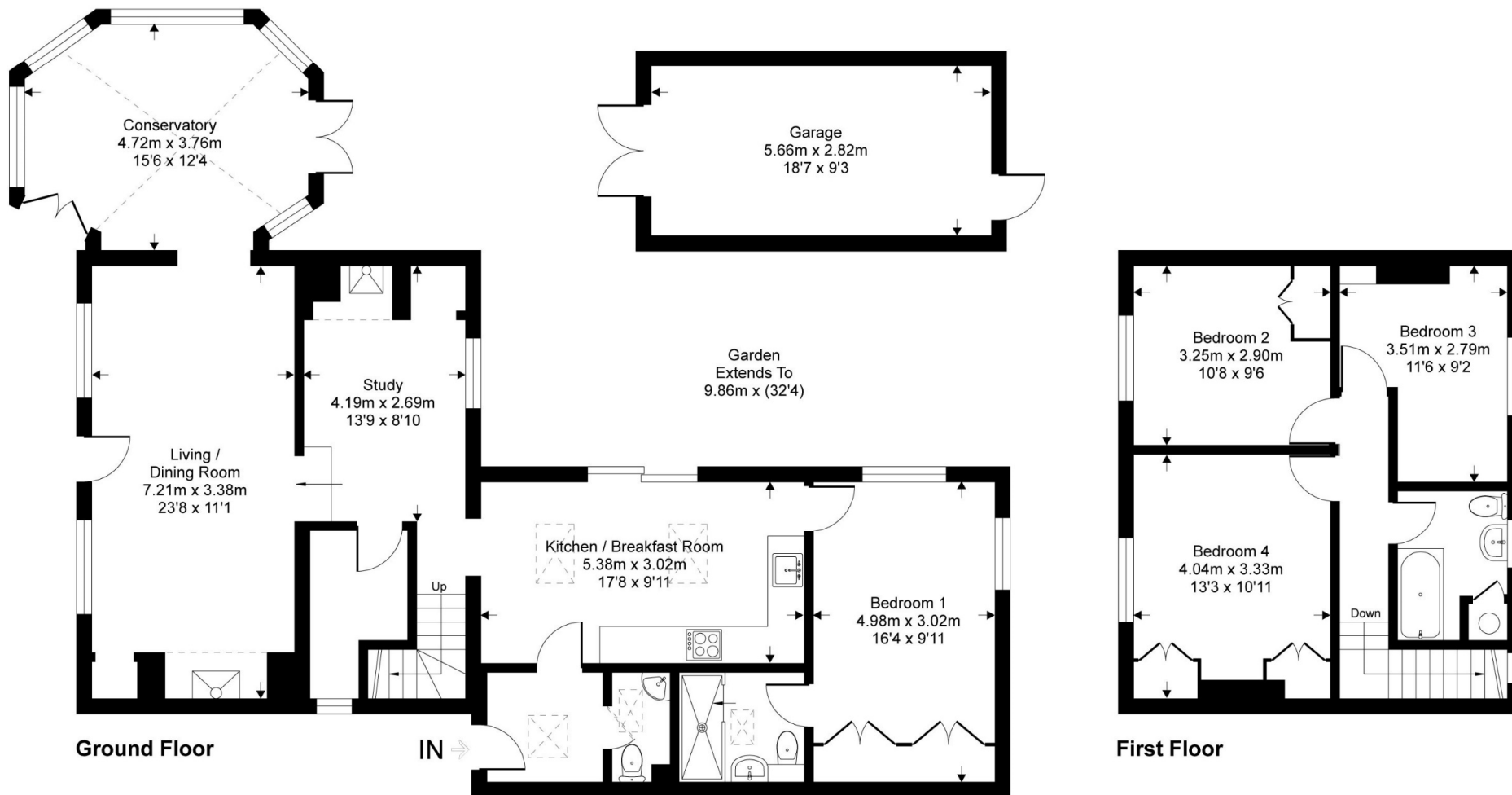


Directions. From Tenterden proceed south on the B2082, passing through the Hamlet of Smallhythe and upon entering Wittersham continue through the village to the War Memorial and turn right into The Street. The property will be found down The Street on the right-hand side almost opposite the village hall.

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 almost opposite the village hall.

# The Street

Approximate Gross Internal Area = 149 sq m / 1609 sq ft  
Approximate Garage Internal Area = 16 sq m / 172 sq ft  
Approximate Total Internal Area = 165 sq m / 1781 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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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