



**Underhill  
Wittersham, Kent TN30 7EU**



## Underhill, Wittersham, Kent TN30 7EU Offers in excess £850,000

Set in an elevated position with fabulous far-reaching views, this impressive, architect designed 4 bedroom home, nestled on a south facing slope of the Rother Valley between the pretty village of Wittersham and historic Cinque Port town of Rye, would suit both modernists and traditionalists alike.

On approaching the property, you could be fooled into thinking it is a traditional Kentish style cottage, but nothing could be further from the truth.

Cleverly designed and extended to marry the old with the new, this bespoke detached home extends to just over 2,000 square feet of exceptional living space (excluding garaging and outside storage).

While the modern largely open-plan living rooms take full advantage of their south facing aspect and breathtaking location, with a simple palette of materials and large expanses of glazing allowing an emphasis on the natural light and framing the amazing views across the beautiful garden to the Rother levels in the distance, the older period parts of the house offer a cosy retreat away from the World outside.

This property also benefits from a large detached contemporary double garage with electric roller door and sedum roof, very useful workshop / store, lovely mature gardens with established trees, shrubs and further storage, and from having immediate access to the High Weald Area of Outstanding Natural Beauty.

- Impressive Architects designed 4 bedroom / 3 bathroom property
- Elevated position with glorious views over Rother Levels / AONB
- Cleverly designed to make the most of the light and views on offer
- Would suit both modernist and traditionalists tastes
- Accommodation extends of circa 2,500 square feet including garage
- Mature south facing garden with terraces and breathtaking vistas
- Large double garage / off road parking / workshop / store
- Beautiful Romney Marshes and coast a short drive away
- Wide choice of good local schools. High speed rail link at Ashford

**SITUATION:** Underhill is situated just over a mile from the pretty village of Wittersham, which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall. The nearby picturesque Cinque Port towns of Rye and Tenterden, which are approximately 4 and 6 miles distant, offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. There are a variety of good schools in the area in both the state and public sectors. For rail travel, the nearest station is at Rye, with connections to Ashford, offering the high speed service to London St Pancras (a journey time of approximately 37 minutes). The wild and wonderful Romney Marshes are just a short drive away, as is the beautiful coast.

[www.warnergray.co.uk](http://www.warnergray.co.uk)

email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk) Tel 01580 766044

**Warner Gray**



**The accommodation comprises the following with approximate dimensions :** The front door opens into an **ENTRANCE HALL** 18'4 x 6'4. which in turn opens out into the dining / family room at the back of the house . A beautiful oak floor helps to connect these areas and gives a warm, welcoming feel. Doors to bedroom 4, utility and family bathroom. A small inner lobby gives access to bedroom 3 and a staircase to the first floor. Loft hatch.

**DINING / FAMILY ROOM** 18'4 x 15'6. This light, bright, spacious room, which is open to the kitchen and snug, really has the "wow" factor. The solar reflective glazed roof lantern is a real feature, and the bi-folding doors across the back not only bring in huge amounts of natural light but also give wonderful views over the garden and countryside beyond. Oak floor with under floor heating. Stairs to split level.

**KITCHEN** 16'7 x 10'2. This light filled room, with its high spec kitchen and views over the garden, is both a functional space as well as a beautiful one.

There are a range of modern shaker style base units, drawers and cupboards with polished stone worktops and an inset one and a half bowl sink. The high end appliances include a NEFF double oven and AEG induction hob with extractor above, integrated dishwasher and built-in under counter freezer. Built-in cupboard with pull out larder unit and tall refrigerator.

**SNUG** 16'9 x 11'3. This charming room, with its period beams and inglenook fireplace with wood burner, forms part of the original cottage, and makes a cosy retreat. Storage cupboard to side of inglenook.

**SPLIT LEVEL** Oak stairs with glass bannisters from the dining / family room lead up to the main sitting room and bedroom 2. NB: This area could provide an option for dual occupancy if desired (stp).

**SITTING ROOM** 17'3 x 15'6. This lovely, spacious room with its bank of south facing bi-fold doors that open onto the patio beyond, is somewhere to sit, relax and enjoy the amazing views. Bespoke built-in cupboards. Door to :

**BEDROOM 2 / EN-SUITE** 14'7 x 9'9. Good size double bedroom with window over garden and modern en-suite **SHOWER ROOM** comprising: shower with sliding glass door, back to wall WC, wash basin and heated towel rail.

**BEDROOM 3** 16'11 x 10'1. This lovely double bedroom with windows to two sides is something of a pleasant surprise. Accessed via a lobby from the main entrance hall, it has a very private, calming feel. The main bathroom is handily just opposite it on the other side of the hall.

**FAMILY BATHROOM** Modern white suite comprising: double ended bath, separate corner shower, low level WC and wash hand basin with storage below. Heated towel rail. Velux window.

**BEDROOM 4** 11'9 x 7'8. Situated at the end of the entrance hall, this pretty double aspect room, currently used as a bedroom, could also serve as a study or office space. Velux window. Cupboard housing boiler

**FIRST FLOOR** Stairs from the ground floor lead to a principal suite which comprises a double bedroom with large dressing area and separate contemporary shower room. A cupboard at the top of the stairs provides useful storage. NB: Some restricted head height to this floor.

**PRINCIPLE BEDROOM / DRESSING AREA** 21'5 x 12'6. This beautiful triple aspect bedroom, which forms part of the old cottage, has period charm in abundance. In addition, the flue from the wood burner in the snug makes an interesting feature, and two small steps serve to divide the main bedroom from the dressing area. Built-in wardrobe.

**SHOWER ROOM** A contemporary shower room with large walk-in shower, wash basin with storage under, and back to wall WC. Heated towel rail. Built-in storage under eaves

**OUTSIDE** "Underhill" sits in an elevated position and is approached up a flight of stone steps, at the bottom of which is a large double garage with electric roller door and sedum roof, and off-road parking for up to 3 cars.

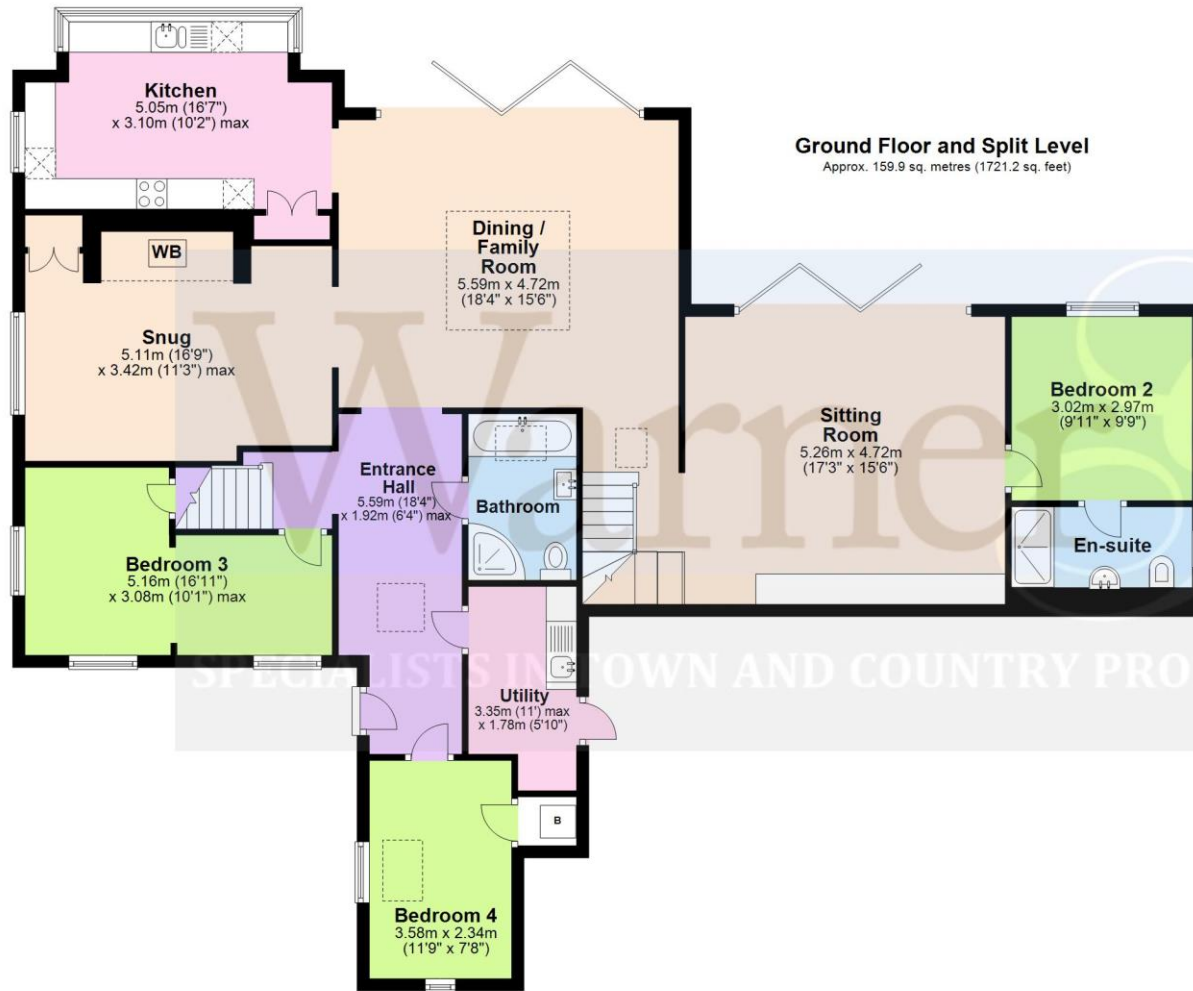


The landscaped front garden is terraced to one side with mature planting and to the other a lawned area houses a pretty outbuilding which is currently used as a workshop / store. A gate to the side of the house leads to the beautiful rear garden, which has spectacular views towards the Rother Levels in the distance and is a nature lover's haven. Two south facing terraces on different levels lend themselves perfectly to entertaining, relaxation and sun worshipping.

There are also some wonderfully mature trees, among them a magnificent copper beech and magnolia. At the bottom of the sloping garden there is a shed with power connected, and landscaped terraces which provide additional seating areas and places to grow fruit and vegetables.

**SERVICES** Mains: water and electricity. Oil fired central heating. Private drainage. Local Authority: Ashford Borough Council. Council Tax Band: F. EPC Rating: C. Location Finder what3words: fonts.jumbled.noun

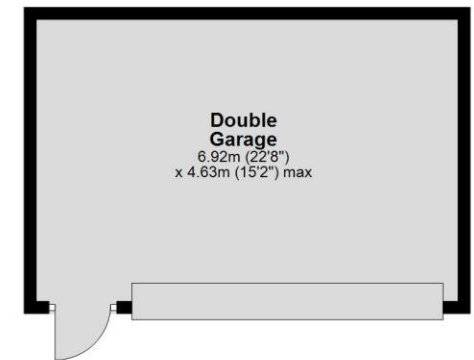




**First Floor**  
Approx. 36.4 sq. metres (391.7 sq. feet)



**Outbuildings**  
Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 237.5 sq. metres (2556.3 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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