



2 Owen Court,  
Wittersham, Kent TN30 7PD

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**Guide Price : £585,000**

An attractive three-bedroom detached property enjoying a tucked away yet central location in the village centre close to all local amenities. The property has been recently improved and extended which now includes a stunning open plan kitchen / dining / family room at the heart of the home with glazed doors opening to the garden. The light and bright accommodation is presented with stylish décor perfect for family living and entertaining.

Set in the High Weald Area of Outstanding Natural Beauty (AONB), surrounded by wonderful unspoilt countryside and only 10 miles from the beautiful Camber Sands, this pretty village, with its strong sense of community, is the ideal base for anyone looking for a welcoming retreat, and yet is only 6 miles distant from the historic Cinque Port towns of Tenterden and Rye, making it a peaceful, but very convenient place to live.

It also benefits from being close to many good schools, both in the state and private sector and within the catchment for the Ashford Grammars. In addition, London is an easy train journey on the high speed link from Ashford which is approximately 15 miles distant. Viewing is highly recommended to appreciate all this lovely home has to offer

- Small select development in the centre of Wittersham
- Pretty, enclosed low maintenance garden with timber store
- Designated off-street parking for 2 cars
- Cinque Port towns of Tenterden and Rye 6 miles distant
- Wide choice of good local schools in the area
- Short pleasant drive to coast
- High speed rail link at Ashford International station
- High Weald Area of Outstanding Natural Beauty

**SITUATION** 2 Owen Court is situated in a small exclusive cul-de-sac development in the centre of the sought after village of Wittersham. Wittersham, which is surrounded by beautiful unspoilt countryside, offers local facilities including a general store, primary school, recreation ground with cricket, football and social clubs, ancient Church and village hall. The nearby Cinque Port towns of Rye and Tenterden, which are approximately 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 and the village is in the catchment area and on the bus route for the Ashford Grammar schools. For rail travel, the nearest station is at Rye, with connections to Ashford offering services to St Pancras in 37 minutes. The coast and sandy beaches at Camber are also only a short drive away

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**Warner Gray**



**ENTRANCE HALL** The front door opens into a welcoming entrance hall. Stairs to first floor. Large under stairs cupboard. Engineered oak floor. **CLOAKROOM** Handily situated in the centre of the ground floor, comprising low level w.c. and wash hand basin.

**SITTING ROOM** 15' 9" x 11' 6" (4.8m x 3.51m) This spacious triple aspect room is large enough to serve two functions if desired. For example, a sitting room cum study or sitting / dining room. The modern gas fire makes a cosy focal point for the room.

**KITCHEN / DINING FAMILY ROOM** 25'10 x 15'9. This wonderful open plan living space, which was recently extended to accommodate a stylish contemporary kitchen, large island / breakfast bar and both sitting and dining areas, really is the hub of this home. The kitchen has an extensive range of ink blue sleek gloss units which match those underneath the substantial island/breakfast bar. One and a half bowl sink with drainer. Built-in eye level double oven. Four ring gas hob with extractor above. Integrated washing machine and dishwasher. Space for US style fridge/freezer.

A large useful **utility cupboard** houses the tumble dryer. Bi-fold doors across the rear of the sitting area give views over and access to the garden beyond.

**FIRST FLOOR LANDING** Turned stairs from the ground floor lead to a landing from which all the rooms on this floor are accessed. Loft hatch.

**BEDROOM 1** 15' 9" x 9'8 max" (4.8m x 2.95m) A light, bright, spacious double bedroom with windows to the front and rear. **EN-SUITE SHOWER ROOM** A modern en-suite with corner shower, basin with storage under and w.c. Heated towel rail. Tiled floor and walls. Obscure glazed window to front.

**BEDROOM 2** 11' 7" x 7' 9 max" (3.53m x 2.36m) A double aspect room with views over the playing fields to the rear.

**BEDROOM 3** 11' 5" x 7' 8 max" (3.48m x 2.34m) Good size bedroom with window to front.

**DRESSING ROOM / STUDY** 6'5 x 4'11 (1.94m x 1.50). A versatile room currently used as a dressing room with window to the rear.

**BATHROOM** A modern family bathroom comprising bath with mixer tap and hand held shower attachment; wash basin with storage drawer below; w.c and heated towel rail. Tiled floor and walls. Obscure glazed window to front.

**OUTSIDE** This property is situated in a small, tucked away private cul-de-sac development in the centre of Wittersham. A path, bordered on one side by a strip of garden, leads you to the front door. A gate leads you through to the enclosed west facing garden where there is a decked patio and area of lawn.

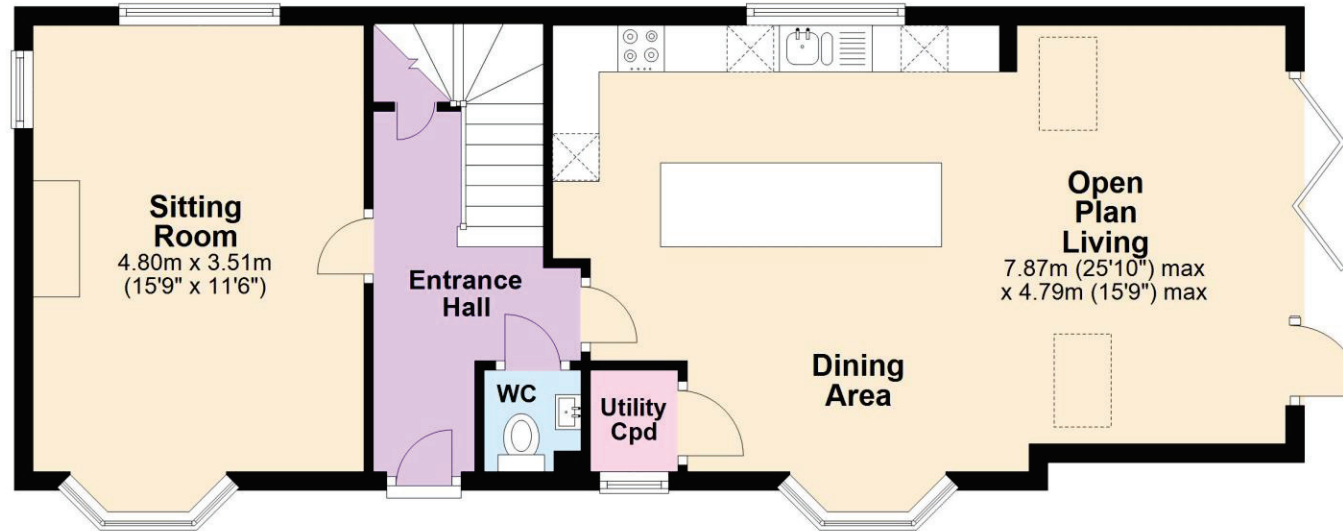
At the bottom of the garden is a good size shed, and along the back of the house is a useful paved area which leads to a further gate, which in turn leads to the two designated off-street parking spaces for this property and visitor parking. The local general store is just a short walk away, as are many of the local amenities including the playing fields.

**SERVICES** Mains water, electricity and drainage. Underground Calor Gas tank supplies gas for underfloor wet heating system to ground floor and radiators to first floor. NB: Underfloor heating to original kitchen / dining space. Radiator to new extension/sitting area. EPC RATING tba



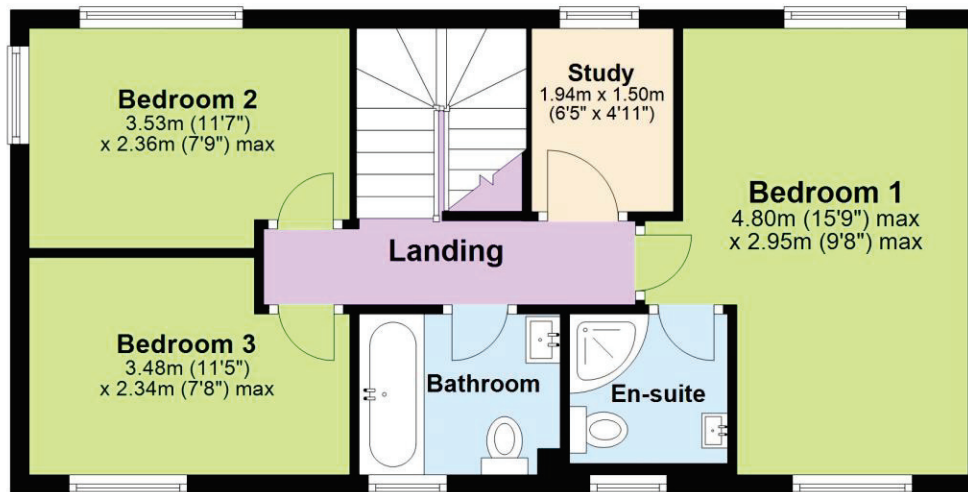
## Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



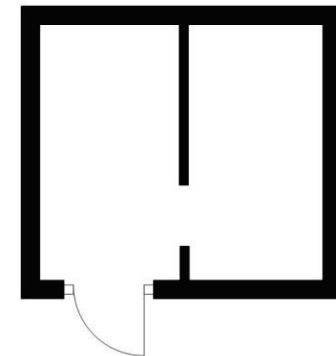
## First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



## Outbuilding

Approx. 8.4 sq. metres (90.0 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)

