



20 COOMBELANDS, WITTERSHAM, TENTERDEN,
KENT, TN30 7NU

ANDERSON
 HACKING

20 COOMBELANDS, WITTERSHAM, TN30 7NU

GUIDE PRICE £379,999

A spaciously deceptive 3 bedroom link detached bungalow situated on the edge of Wittersham village, benefiting from good off street parking, private south facing rear garden with garden studio / home office and being within easy access to both Rye and Tenterden.

- Enclosed Entrance Porch
- Entrance Hallway
- Living Room with Open Fireplace
- Kitchen / Breakfast Room
- 2 Double Bedrooms
- 1 Large Single Bedroom / Study
- Family Bathroom
- Double Glazing
- Oil Central Heating
- Off Street Parking
- Attached Garage
- Second Wooden Garage / Summer House
- Private South Facing Rear Garden
- Garden Studio Room

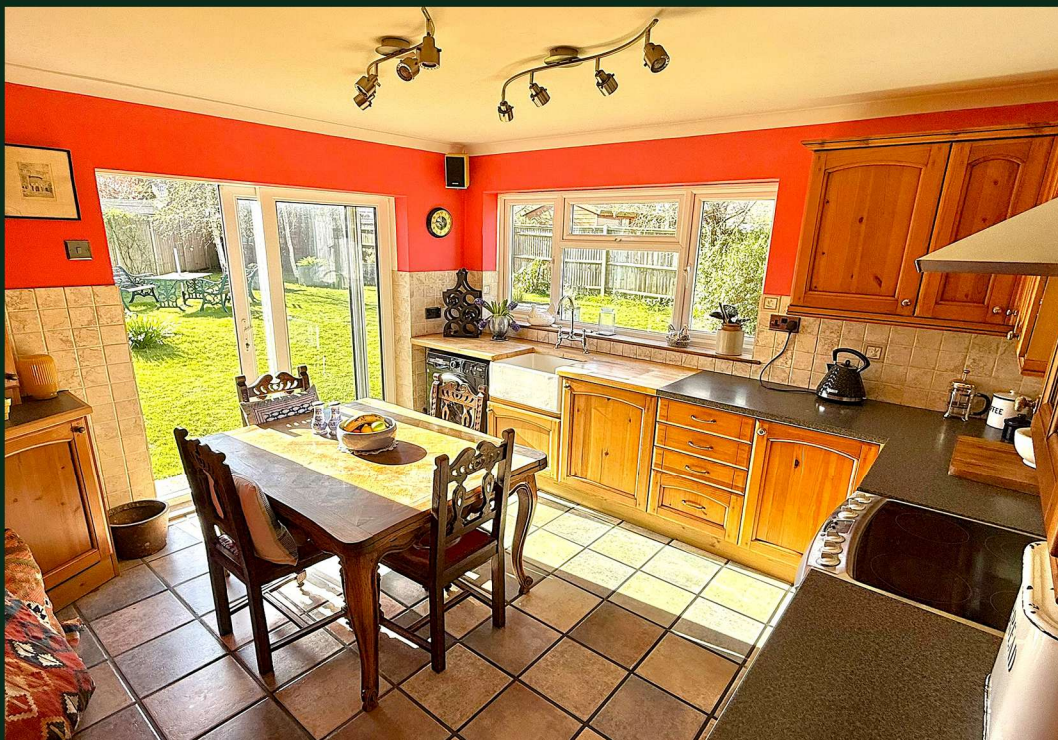


Descriptions: 20 Coombelands is a welcoming corner plot link detached bungalow of brick construction beneath a pitched tiled roof with a mix of UPVC double glazed windows throughout. The property is presented to a good decorative condition and benefits from a quiet location being well set back from the road, and a good size south facing rear garden. The property is situated on the edge of the village and is within walking distance of the village school, church and village store.

The property is approached off Coombelands and is accessed over a concrete driveway providing off-street car parking for up to two cars and also providing access to the attached garage and a side timber garage.

The property accommodation comprises an enclosed entrance porch leading through to a central front door opening into an entrance hallway off which is a living room with double aspect windows and open fireplace, kitchen /breakfast room with double aspect windows including sliding French doors leading out to the garden. The kitchen is fitted with pine units with wood and laminate worktops, butlers sink, electric cooker with extractor hood above, integrated under counter fridge and space and plumbing for washing machine. Accessed from the hallway are two generous double bedrooms, and a large single bedroom currently being used as a home office as well as a family bathroom /WC, with panel bath with power shower above, washbasin with vanity unit below and close coupled WC.

Externally, the property benefits from a link attached garage with front up and over door and at the rear wooden double doors opening through to the garden. While on the opposite side of the lawn front garden is a further timber frame garage / summer house with wood double entrance doors as well as enjoying side French doors opening out to the garden. At the rear of the generous lawn south facing garden is a second timber frame garden studio / workshop while at the opposite side of the garden is a concrete pad which could accommodate a further shed.



Situation: 20 Coombelands is situated on the edge of the village of Wittersham, which is the largest village on the Isle of Oxney with its attractive 13th Century church of St. John the Baptist, situated on The Street among an eclectic mix of properties, old and new, large and small. Situated between the attractive market towns of Rye with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities and Tenterden with its tree lined high street, Waitrose and Tesco supermarkets and many individual shops and boutiques are both only six miles away. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer is the market town of Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: A number of highly regarded schools in the area include; Vinehall, Claremont, St Ronan's, Marlborough House, Benenden and Cranbrook. Wittersham has a local primary school while Tenterden offers further state primary and secondary schools.

Travel and Transport: Rye train station approx 6 miles and Appledore train station approx 5 miles offers direct links to the high speed service from Ashford to London St.Pancras (37 minutes), and link to Eurostar trains. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Services: Mains Water, Drainage, Electricity, Oil Central Heating

Mobile Reception: 3G & 4G on EE, Vodafone, and O2

Broadband Speed: Up to 67Mbps (source Uswitch)

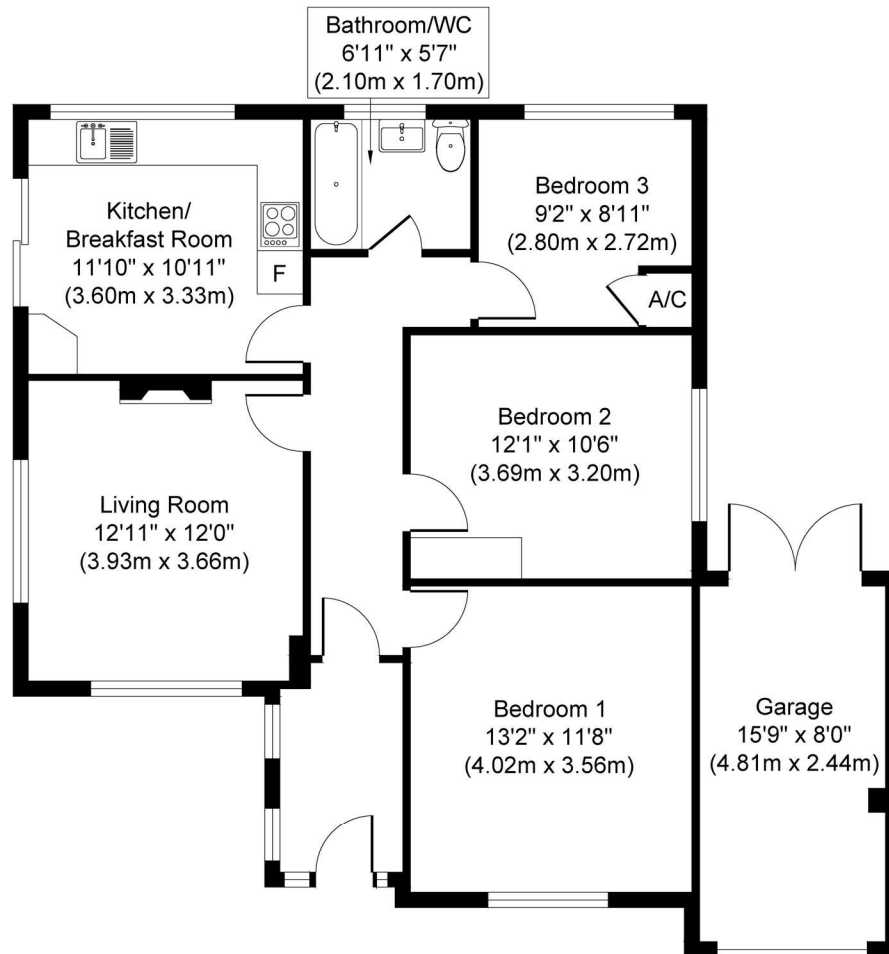
Council Tax: Currently Band D

EPC: Band E

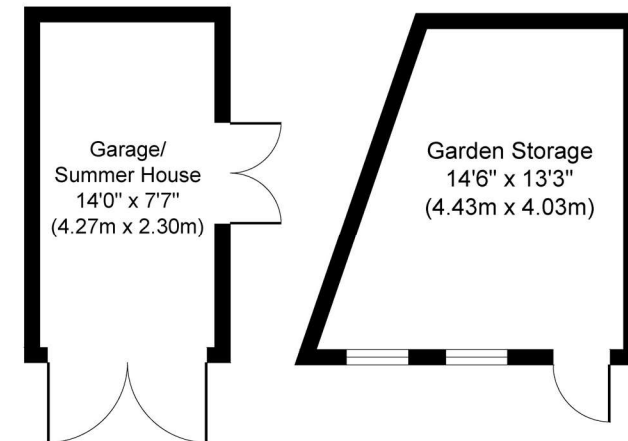
Local Authority: Ashford Borough Council – 01233 331111

Viewing: Strictly by appointment with agents – Anderson Hacking

Directions: From central Rye take the A268 over the railway bridge following signs for Hawkhurst/London. Remain on the A268 for approx 1 mile before turning right onto Iden Road B2082 sign posted Iden, Tenterden. Proceed for 1 mile into the village of Iden and continue through staying on B2082 for a further 3.5 miles before entering the village of Wittersham. Continue through village and turn right into Coombelands as you leave the village, continue down Coombelands and turn right at the end and 20 Coombelands will be found at the end on the right.



Approx. Gross Internal Floor Area
972 sq.ft. / 90.37 sq. m.
(excluding Outbuildings)



(Not in Actual Position)

Approximate Floor Area
972 sq. ft
(90.37 sq. m)

Outbuilding
Approximate Floor Area
255 sq. ft
(23.73 sq. m)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**ANDERSON
HACKING**

01797 224852

www.andersonhacking.com

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: May 2025 Photographs Dated: April 025