



Readers Cottage Wittersham Road

Iden, Rye, TN31 7UX

GUIDE PRICE £475,000

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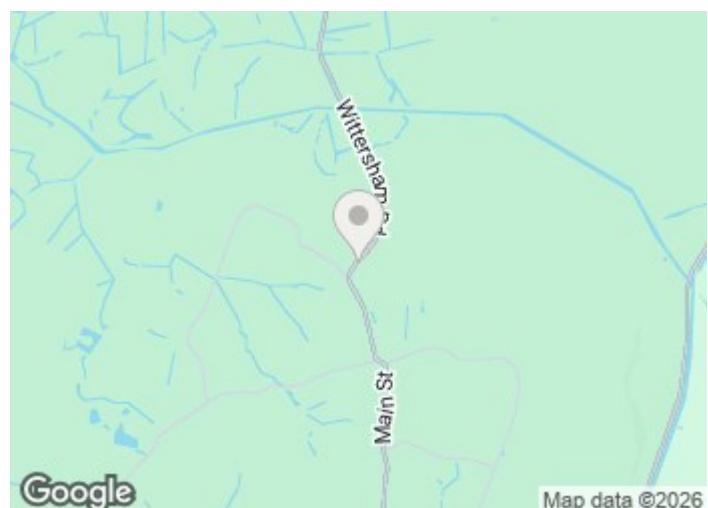
- ATTRACTIVE FOUR BEDROOM DETACHED HOUSE
- SEPARATE DINING ROOM
- MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE
- IN NEED OF MODERNISATION
- COUNTRY STYLE KITCHEN
- WOODBURNER
- DELIGHTFUL PRIVATE GARDENS TO FRONT AND REAR
- SNUG AND SPACIOUS SITTING ROOM
- UTILITY ROOM
- GARAGE AND OFF ROAD PARKING

An attractive four bedroom detached property, with garage, off road parking for two vehicles and good size, private enclosed rear garden now in need of modernisation. The house is situated in the picturesque village of Iden, about 10 minutes from the historical town of Rye. The property was originally three cottages, built around 1840 which the current owners have made into one and has the added benefit of not being listed.

On the ground floor there is a utility area, kitchen with snug and woodburning stove, separate dining room and spacious living room. Both the dining room and living room have access to the garden.

Upstairs there are four bedrooms, and a shower room. The main bedroom has a dressing room and ensuite. The fourth bedroom is currently used as a study.

A real feature of the property are the private enclosed gardens to both the front and rear.

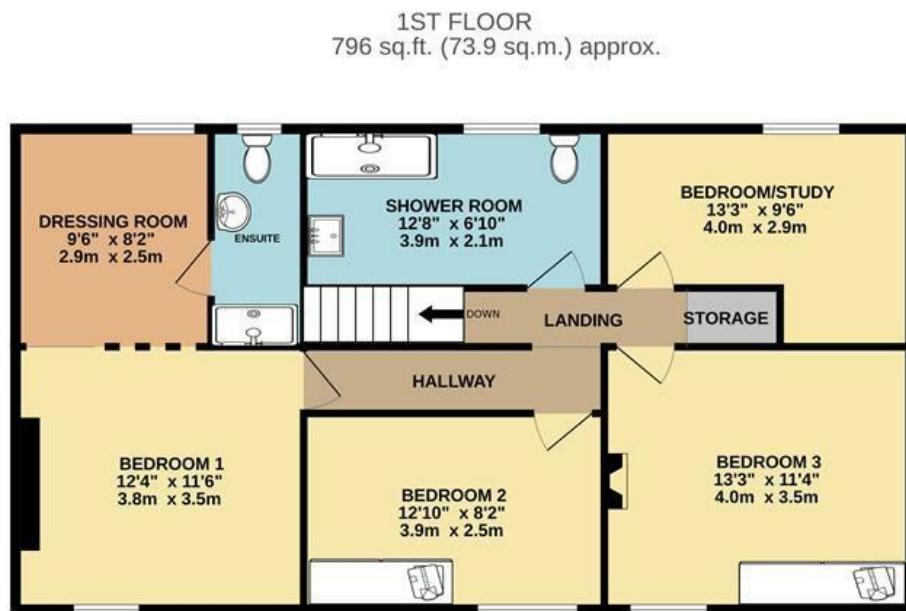
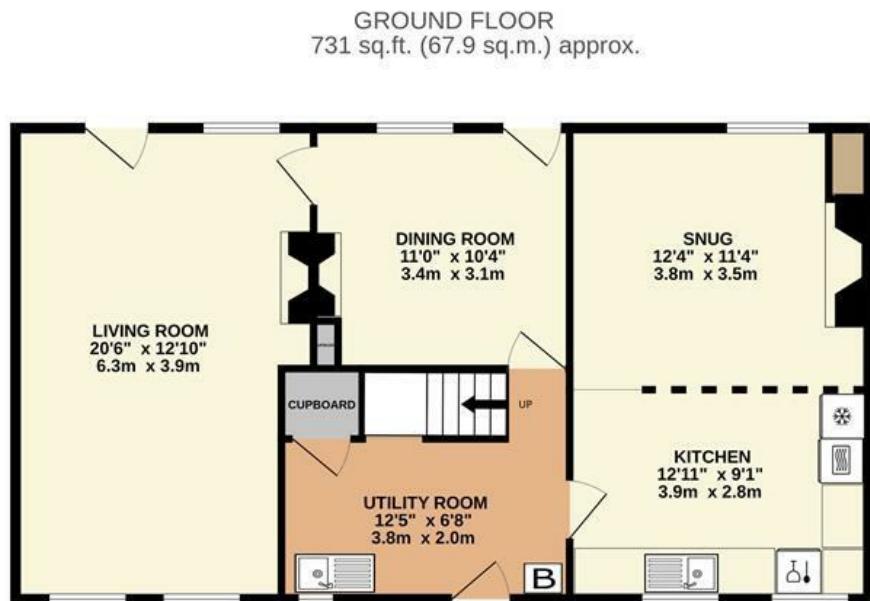


## Directions

From our office head south-west on High Street/A28. Turn Left at The Print House Public House onto B2082 and follow the road for approx 4 miles. Stay on the road and bear left onto Wittersham Road/B2082 for another 3.8 miles. The property will be found on the corner on the left hand side.



## Floor Plan



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		40
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	