

PHILLIPS & STUBBS



coastal +
COUNTRY



Set well back off The Street within the Conservation Area of the village of Wittersham on the Isle of Oxney. Local facilities include a primary school, recreational ground, general store and village hall and within 3.5 miles is Peasmarsh 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. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafes and art/antique galleries and an active local community. 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.

Approached via a private gated driveway lined with mature greenery, the property offers a spacious gravelled courtyard at the front, providing ample parking and leading to a detached garage and adjoining studio. The house itself is a striking blend of traditional and contemporary architecture, with a pitched tiled roof and colour rendered walls accented by areas of warm Siberian larch cladding.

The entrance hallway is bright and spacious with tiled flooring, stairs to the first floor. There is a cloakroom with w.c and wash hand basin. Underfloor heating runs under the hallway, cloakroom, kitchen and en suite to main bedroom.

The kitchen, dining and living room combine to create an expansive open-plan area, bathed in natural light through large skylights and floor-to-ceiling sliding doors that open onto the side and rear garden terraces. The kitchen is contemporary with an excellent range of built in units, a large central island featuring open display shelving, and built-in appliances.

Utility room space and plumbing for appliances and door onto garden.

The dining area comfortably seats a large table, while the living area is spacious and enjoys panoramic views of the surrounding countryside, enhancing the sense of openness and connection to nature.

The office is a versatile room, double aspect, designed as an office, cinema room or bedroom.

The study links the main reception room to the bedrooms and is a bright space with room for a desk and storage, ideal for working from home.

Bedroom 1 is a spacious suite located on the first floor, enjoying plenty of natural light from large windows and a balcony that offers far reaching views over the surrounding fields and gardens. It includes a walk-in closet and an ensuite bathroom with a modern freestanding bath, separate shower and twin wash hand basins.

Bedroom 2 is a generously sized bedroom with built in wardrobes and an en suite shower room.

Bedroom 3 has an open fronted wardrobe space and en suite bathroom including a separate shower cubicle.

Bedroom 4 has an en suite shower room.

Outside

The expansive rear garden enjoys a private setting bordered by mature hedges and trees. It features a large lawn area and a wooden deck wraps around the rear and side with several seating areas enjoying views over open countryside. The garden also includes a natural pond and well established planting. To the front there is a large gated driveway with detached double garage having an electric up and over door. Attached to the rear is a useful studio with large sliding doors looking out onto the garden and beyond, ideal as a workshop or artist studio.

Note: There is a public footpath over the first part of the driveway which then leads off to the fields behind.

Offers In The Region Of £1,495,000 Freehold

Summer House The Street, Wittersham, Tenterden, TN30 7EA



A detached four bedroom contemporary house set within the village enjoying far reaching views.

- Spacious detached 4 bedroom (all with en suite facilities) house
- Located in charming Wittersham village
- Set within an Area of Outstanding Natural Beauty
- Siberian larch cladding and aluminium double glazed windows
- Double garage
- Garden studio/home office
- Viewing recommended
- Oil central heating



Directions: Leaving Rye on the A268 turn right after approximately 1.5 miles, signposted to Iden. Proceed through the village of Iden and through the Rother Valley, climbing the other side into the village of Wittersham. Turn left by the War Memorial into The Street and continue for approx. 50yds where the driveway (unmarked) for Summer House will be found on the left handside immediately before The Old Rectory

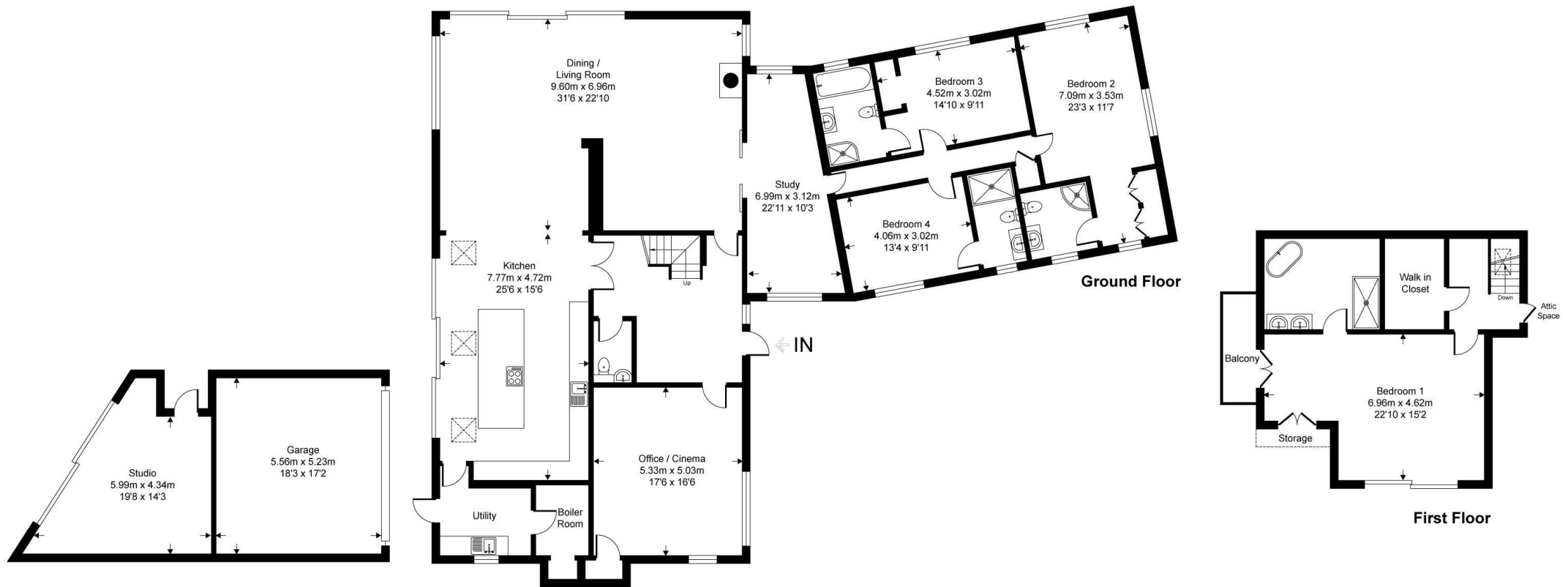
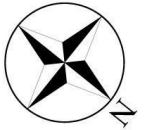
EPC: D

Local Authority: Rother District Council

Council Tax Band: G

Summer House

Approximate Gross Internal Area = 309.4 sq m / 3331 sq ft
Approximate Garage / Studio Internal Area = 51 sq m / 549 sq ft
Approximate Total Internal Area = 360.4 sq m / 3880 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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk