

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Kennetts Cottage occupies a sought after rural setting enjoying far reaching views over open farmland and set between the villages of Wittersham (2 miles) and Peasmarsch (1.5 miles), which offers local facilities and amenities including Jempsons (a well regarded family run supermarket with petrol station and café on site) and two public houses. Whilst the Ancient Town and Cinque Port of Rye (5 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). To the west is the historic town of Hastings with its seafront and promenade whilst inland are the towns of Battle with its Abbey and Tenterden (7 miles) with its tree lined High Street, both offer a good range of shopping facilities and amenities.

Forming a detached country house presenting colour washed brick elevations Beneath a pitched tiled roof. The property offers well balanced and versatile accommodation is arranged over two floors.

#### Ground floor

Centred around a welcoming entrance hall leading to a comfortable living room with woodburning stove and direct access to the garden alongside a separate snug/study with fitted shelving.

The open plan kitchen/dining room is a particular feature of the house enjoying a triple aspect and direct access to the gardens, creating an ideal space for both everyday living and entertaining. The kitchen is fitted a comprehensive range of units and integrated appliances.

#### First floor

On the first floor, the principal bedroom benefits from built in wardrobes and doors opening out onto a balcony, perfectly positioned to take in the surrounding far reaching

views. There are three further bedrooms and two family bathrooms, one with a separate shower.

#### Detached Annex

This highly versatile space, ideally suited for a relative or guest or luxury Airbnb/holiday let is arranged as a beautifully light open plan living/dining/kitchen space with a striking double vaulted ceiling together with a double bedroom and bathroom. Set within its own enclosed garden providing privacy from the main house.

#### Outside

To the front there is a generous graveled driveway providing ample off road parking. The gardens surround the property and are predominantly laid to lawn bordered by a post and rail fence and backing directly onto open farmland allowing for uninterrupted views across the surrounding countryside. In all the grounds extend to approx. 0.49 acres (to be verified).

#### Further information

Local Authority: Rother District Council. Council Tax Band G (Main House)

Council Tax Band A (Annexe)

Mains electricity and water. Electric and Oil-Fired central heating

Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £895,000 Freehold

Kennetts Cottage, Wittersham Road, Peasmarsch, Rye, TN31 6TD



A beautifully presented 4 bedroom country house with a detached self contained annex, offering income potential, situated in a rural location between the villages of Peasmarsch and Wittersham backing onto open farmland, enjoying widespread and far reaching views.

- Detached House with self contained annex
- Living room with woodburning stove
- Open plan kitchen / dining room
- Principle bedroom with balcony
- Three further bedrooms
- Two bathrooms
- Stunning views
- Gardens of approx 0.49 acres
- Snug
- CHAIN FREE

Directions: Entering Peasmarsch from the Rye direction, continue through the village passing the turning to Jempsons supermarket on your left and continue up the hill. At the top turn right (by the Flackley Ash Hotel), sign posted Wittersham and proceed for approximately 1 mile where the entrance of the property can be found on the left hand side.

EPC: E (Main house) D (Annex)

Local Authority: Rother District Council

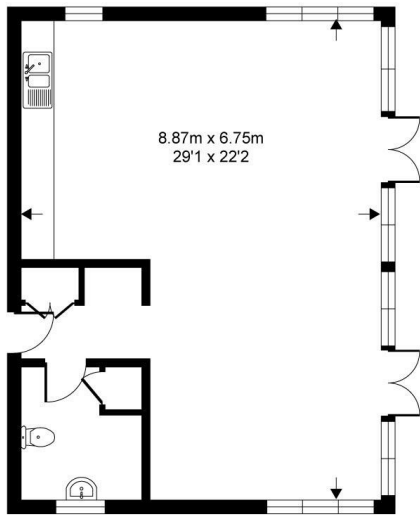
Council Tax Band: G (Main house) A (Annex)

# Kennetts Cottage

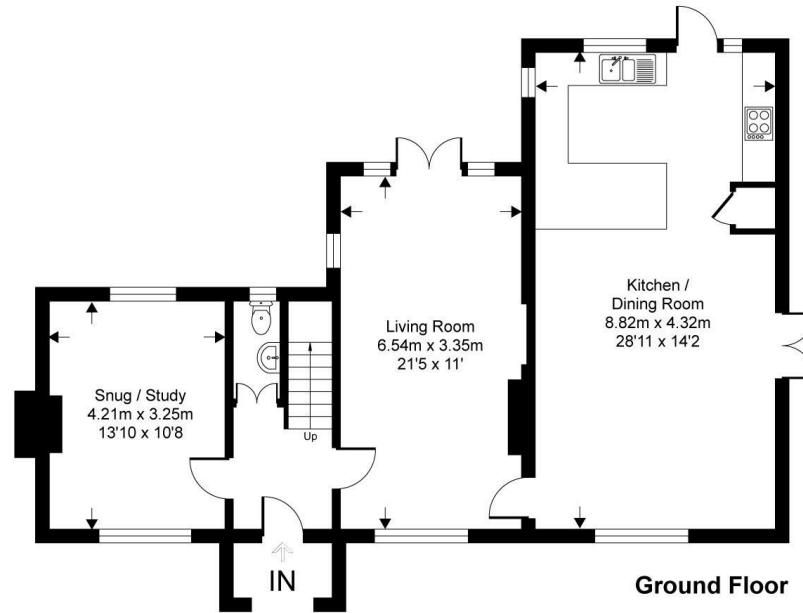
Approximate Gross Internal Area = 172 sq m / 1851 sq ft

Approximate Annexe Internal Area = 59 sq m / 635 sq ft

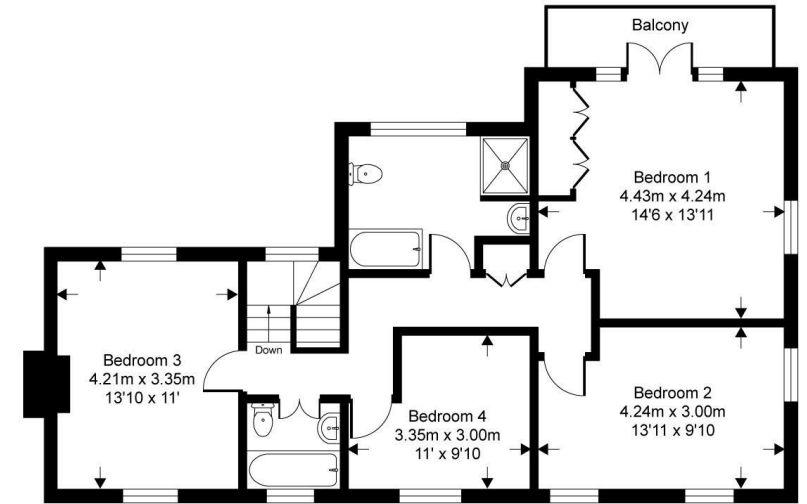
Approximate Total Internal Area = 231 sq m / 2486 sq ft



**Annexe**



**Ground Floor**



**First Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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