

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated close to the centre of the village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, and cricket ground. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye Jazz Festival are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

A beautifully presented detached cottage of mellow brick and weatherboard clad elevations set with timber casement windows beneath a pitched tiled roof. The highly versatile living accommodation is arranged over two floors, as shown on the floor plan.

A part glazed door opens into a hallway with stairs rising to the first floor, a door to outside and a door to the family room with double doors opening out to a brick terrace and sandstone flooring which is continued throughout the hall and cloakroom. The cloakroom has matchboard panelling and modern fittings comprising a close coupled WC and wash basin.

The well proportioned, double aspect kitchen/breakfast room, which has reclaimed pine flooring and two pairs of half glazed doors opening out onto the rear garden, is

fitted with an extensive range of painted shaker style cabinets comprising cupboards and drawers beneath granite worktops with dowl bowl glazed sink and mixer tap, built in double oven, integrated dishwasher, space for a fridge freezer and a matching island unit with a breakfast bar and inset electric hob. A wide opening leads through to a spectacular dining room with a vaulted ceiling, polished concrete floor, a full height Crittall style window and door looking into the living room and glazed sliding doors to the rear terrace. Adjoining is a utility room with a Belfast sink on brick piers, space and plumbing for tumble dryer and washing machine, wooden work surfaces with storage beneath and sky lantern.

The living room has a vaulted ceiling with exposed roof trusses and old pine floorboards. Adjacent is a double aspect study/double bedroom with a corner wood burning stove and double doors out to a verandah. To the far end is a double bedroom with a vaulted ceiling and exposed roof trusses, horizontal matchboard panelling and an en suite shower room comprising a walk-in shower enclosure with a rain shower, low level WC and pedestal wash basin.

The first-floor landing has built in airing cupboard. Bedroom 1 has windows to the front and rear overlooking the garden and a fitted range of hand painted wardrobe cupboards. Bedroom 3 has windows to both sides, painted floor boards and built-in cupboards. The bath/shower room has a freestanding roll top bath, pedestal wash hand basin, close coupled WC, shower enclosure with rain shower and painted floorboards.

Outside: To the front of the property is an off-road parking space for two vehicles with an EV charging point. The property is approached via a brick wall and wooden door into a small courtyard area off the kitchen where there is a built-in log store and further storage. Immediately to the rear of the property is a wide paved terrace which leads onto the charming garden, which has a large natural pond and is set down to lawn interspersed with specimen trees including acers, a mature olive tree, wisteria, mixed flower beds and shrub borders. Garden shed.

Guide price: £975,000 Freehold

Mi Cottage, Wittersham Road, Iden, Near Rye, East Sussex TN31 7XB



A beautifully presented detached period cottage with later additions, affording light-filled, stylish and versatile accommodation, situated close to the centre of the favoured village of Iden in delightful gardens with a natural pond.

- Hallway • Cloakroom • Living room • Family room • Open plan kitchen/breakfast room and separate dining/reception room
- Study/bedroom 4 • Utility room • 3/4 double bedrooms • Shower room (en suite) • Family bath/shower room
- Oil central heating • Double glazing • EPC rating E • Large cottage garden
- Off road parking for two vehicles with EV charging point

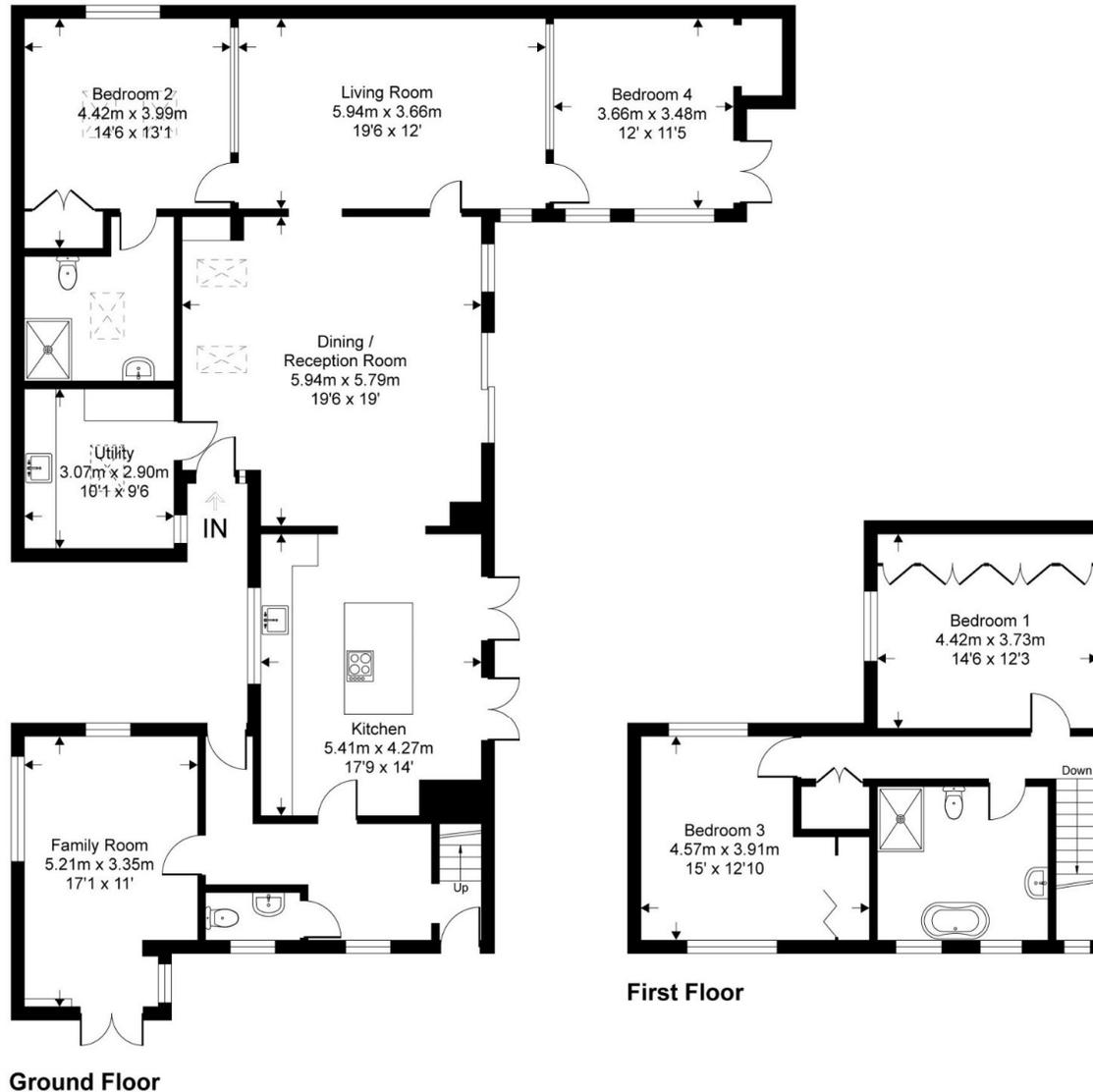


Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Mains drainage. Oil central heating.
Predicted mobile phone coverage: 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, proceed north on the A268 for about 1.5 miles to Playden and bear right onto the B2082, signposted Iden and Tenterden. Continue into the centre of Iden village and the the property will be found on the right approximately 400 yards beyond The Bell public house.

Wittersham Road

Approximate Gross Internal Area = 211.2 sq m / 2274 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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