

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated to the front of the church yard in the Conservation Area of the village of Wittersham on the Isle of Oxney. Local facilities include a primary school, recreational ground, public house, community market, general store and village hall and within 3.5 miles is Peasmarch 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.

An attached unlisted period cottage, in need of general updating, presenting brick external lower elevations with timber famed and rendered upper elevations under a pitched tiled roof with an eyebrow dormer window. Internal features include exposed beams in the living room and leaded light windows to the front. The accommodation is arranged over two levels, as shown on the floor plan.

A stable front door opens into an entrance lobby with a leaded light window to the front, coat hanging hooks and an antique terracotta tiled floor.

An inner door leads to the living room which has a wide leaded light bay window to the front, an open brick fireplace with a fitted wood burning stove, exposed beams. Double doors and brick steps lead up to a double aspect Kitchen/breakfast room, which overlooks the churchyard and is fitted with a range of wall and base cabinets with chamfered panelled doors and drawer fronts, roll edge worksurfaces, inset stainless

steel sink and drainer unit, electric cooker point, plumbing for an automatic washing machine and further below counter appliance space.

Adjacent is a rear lobby with a door to outside and a further door to a cloakroom with a window to the side and fittings comprising a close coupled WC and wash basin.

On the first floor, there is a landing with exposed timber framing. A free standing ladder gives access to two areas of loft, both boarded with one plastered and with an eyebrow dormer window to the front.

There are two double bedrooms. Bedroom 1 has a window to the rear overlooking the churchyard, a painted brick fireplace and a built-in airing cupboard with a hot water cylinder. Bedroom 2, which is double aspect with leaded light windows to the front and side, also has a painted brick fireplace.

The bathroom has fittings comprising a panel enclosed bath with a shower attachment and a wash basin with a tiled splashback.

Outside: The property is approached via a picket gate and brick pathway leading through the triangular shaped front courtyard. To the side of the house is a shared pathway leading directly to the church and churchyard

Local Authority

Ashford Borough Council.

Services; Mains water, electricity and drainage, electric heating.

Predicted mobile coverage: Ultrafast 1000 Mbps.

Predicted mobile coverage. Three and O2

Council Tax Band C

Flood Risk Summary: Very Low Source GOV.UK

Guide price: £240,000 Freehold

St Luke's Cottage, 35 The Street, Wittersham, Kent TN30 7EA



A charming attached period cottage with exposed timber framing, situated in the Conservation Area of the village in the lee of the Church of St. John the Baptist.

- Entrance lobby • Living room with bay window • Kitchen/breakfast room • Cloakroom • Two double bedrooms
- Bathroom • Loft room • Electric heating • EPC rating E • Front courtyard • Direct access to the churchyard



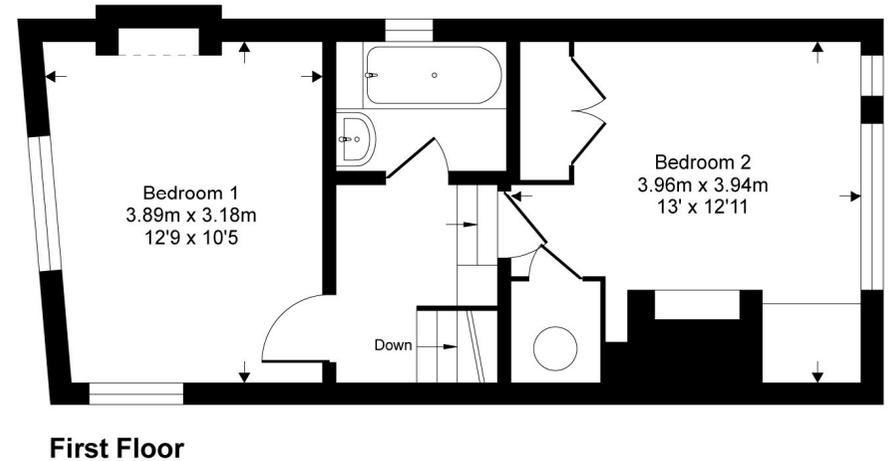
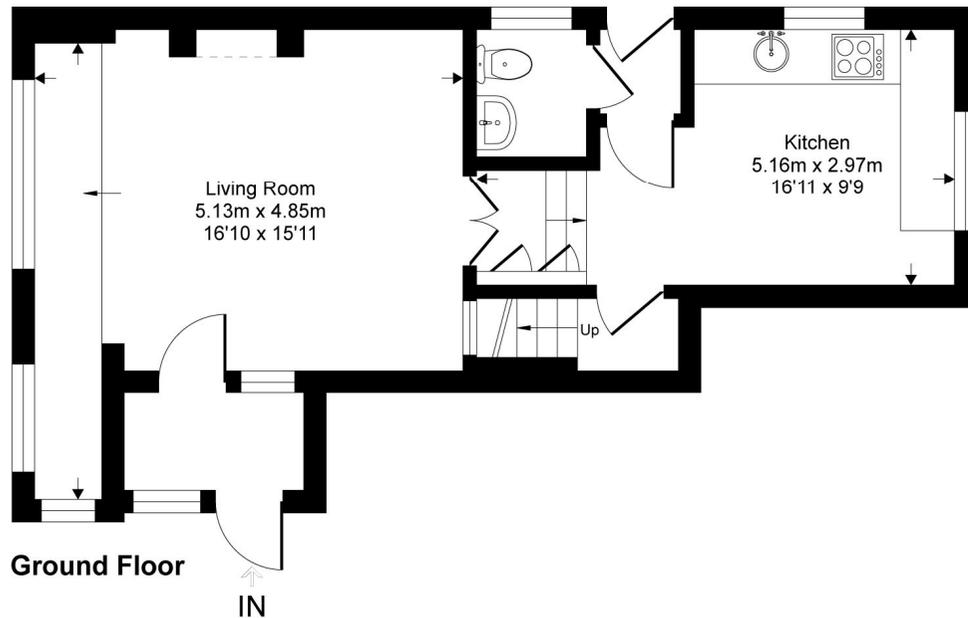
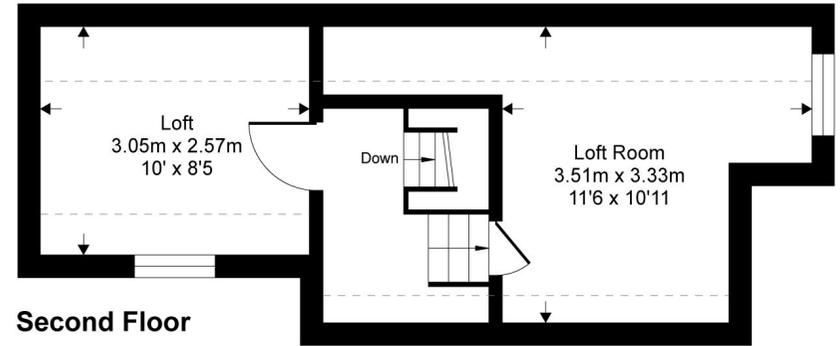
Directions: Leaving Rye on the A268 turn right after approximately 1.5 miles, signposted to Iden. Proceed through the village of Iden and through the Rother Valley, climbing the other side into the village of Wittersham. Turn left by the War Memorial into The Street and St. Luke's Cottage will be found on the left hand side, immediately before the parking area next to St. John the Baptist Church

From Tenterden take the B2082 Smallhythe Road to Rye and proceed until you enter the village of Wittersham. The Street will be the second turning on the right signified by the Memorial.

 = Reduced headroom

The Street

Approximate Gross Internal Area = 93 sq m / 999 sq ft
(excludes restricted head height)



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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk