

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Pear Tree Barn sits in an Area of Outstanding Natural Beauty on the outskirts of Wittersham village and on the south side of the Isle of Oxney (part of the High Weald of Kent). It looks down into the valley and over to the other side with unrestricted views. Yet whilst rural, the location is not isolated. Wittersham itself has a village store and there are several thriving country pubs nearby. Four miles to the North lies the market town of Tenterden and served by Waitrose and Tesco supermarkets, doctor's surgery, independent shops, pubs and restaurants. Friday is market day. The historic town of Rye, renowned for its mediaeval fortifications, fine periodic architecture and plethora of artistic and cultural events lies seven miles to the south. Camber Sands is a stone's throw away. To cap it all the internationally renowned Chapeldown vineyard is a mile from the property. Mainline stations to London are available from Ashford (17 miles) where there is a high speed service to St Pancras (journey time 37 minutes). Alternatively, Headcorn and Staplehurst stations are approximately 13 miles away.

Forming a detached period (unlisted) barn converted by the current owners approximately 11 years ago and presented in good order throughout. The accommodation is all on the ground floor with vaulted ceilings having exposed timbers, oak joinery and oak windows throughout. The exterior is clad in oak weatherboarding beneath a pitched peg tiled and slate roof.

Accommodation comprises front door into **the entrance hall** with slate flooring opening into the main impressive **open plan living space** with double height vaulted ceiling, exposed timbers, wood burning stove, door out to the garden, oak flooring,

The fitted Shaker style **kitchen** has a range of base and wall mounted units with granite worksurfaces incorporating a one and half bowl sink unit, integrated dishwasher, range style electric cooker with gas hob, space for American fridge/freezer, slate flooring. **Dining room** is double aspect **and** has oak flooring, vaulted ceiling with exposed timbers. **Bedroom 1** vaulted ceiling with exposed timbers. En suite shower room comprising shower cubicle with natural stone tiling, w.c and pedestal wash hand basin. **Bedroom 2** vaulted ceiling with exposed timbers. **Bedroom 3** double aspect, vaulted ceiling with exposed timbers. **Family bathroom** comprising roll top bath with mixer tap, sperate shower cubicle, wash hand basin, w.c.

**Outside:** The property is approached off the road via a pair of wooden electric gates opening into a gravelled driveway providing ample parking and access to a detached open fronted double car barn with log store and workshop, light and power connected. A spur to the drive leads around the barn to a further parking space behind the car barn which the current owners use for their motorhome. A paved terrace and gardens surround the barn with a large area of lawn beyond. There is a 4,500 litre underground rain water harvesting tank with three taps around the garden. Beyond the main garden is a productive orchard with a variety of trees including, apple, cherry, plum, damson, fig, cob nut and pear. The two adjoining paddocks are accessed from the garden and enjoy far reaching views across the valley.

**Local Authority – Ashford Borough Council  
Council Tax Band F**

Price guide: £975,000 freehold

Pear Tree Barn, Peening Quarter Road, Wittersham, Kent, TN30 7NP



A detached period three bedroom barn set in immaculate gardens including 2 adjoining paddocks, in all approximately 10.7 acres.

- Main open plan vaulted living/dining/kitchen • Dining room • Bedroom 1 with en suite shower room
- 2 further bedrooms • Family bathroom • Under floor heating via an air source heat pump • Double glazing • EPC rating C
- Detached double open bay car barn with log store and workshop
- Gardens and two adjoining paddocks amounting to approximately 10.7 acres (to be verified)

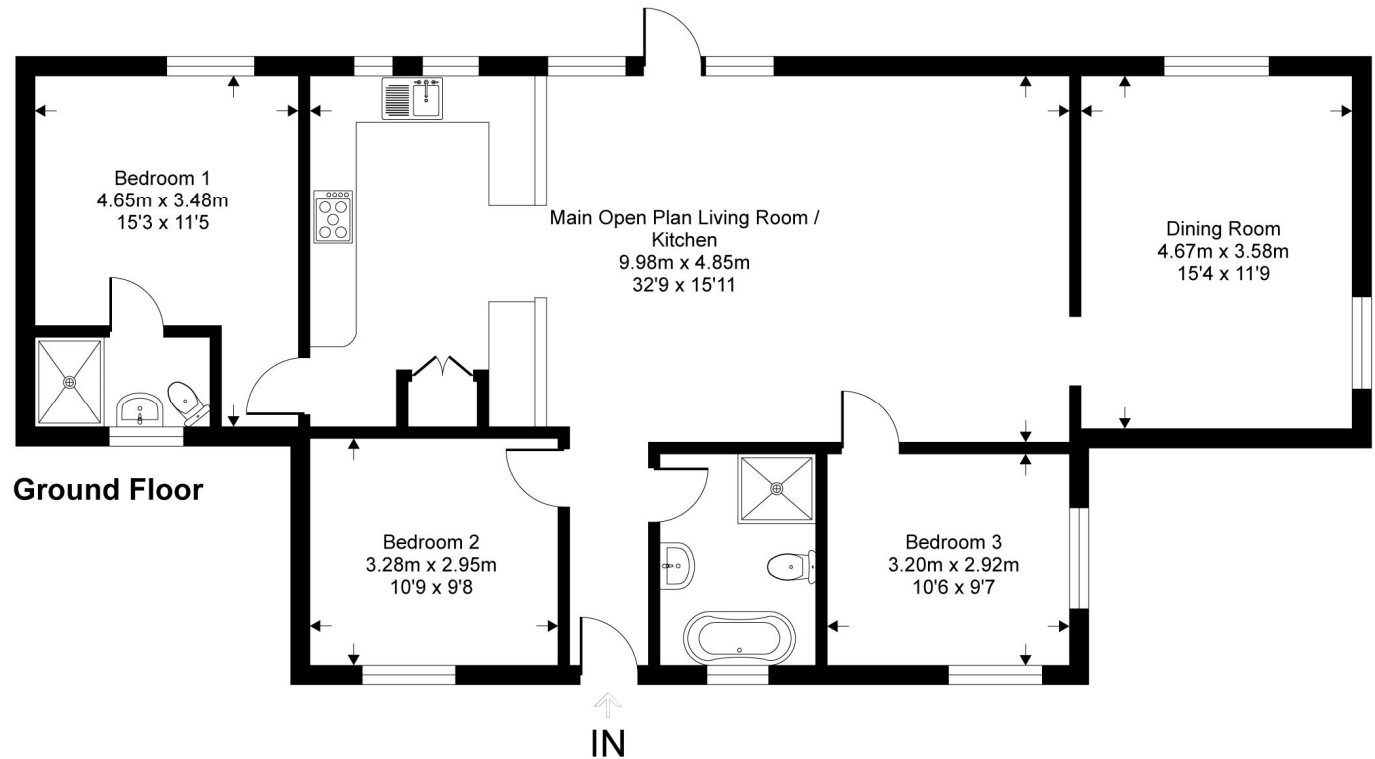
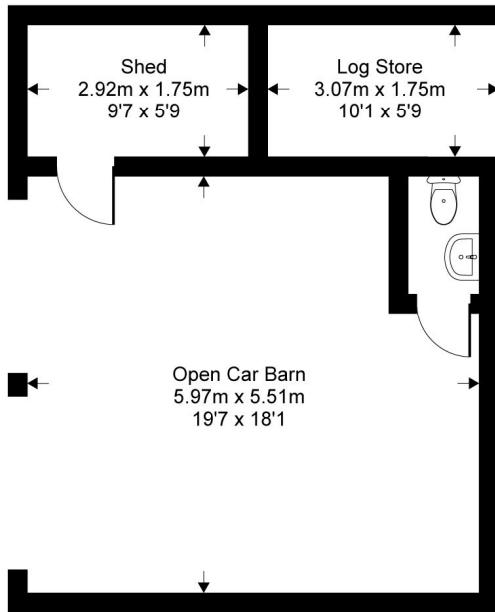


**Directions from Rye:** Proceed up Rye Hill and after a short distance turn right onto the B2082, signposted Tenterden (9 miles), Iden(1 mile). Continue through the village of Iden and onto Wittersham, go through the village staying on the B2082 (Wittersham Road) heading towards Tenterden. At the far end of the village there is a sharp right hand bend, after a short distance the property will be found on the right.

**Directions from Tenterden:** From the western end of the High Street on the A28 take the B2082 (Small Hythe Road) south signposted Small Hythe, Wittersham, Rye. Just before entering Wittersham village, the property will be found after a sharp left hand bend on the left hand side.

# Pear Tree Barn

Approximate Gross Internal Area = 113 sq m / 1212 sq ft  
Approximate Outbuilding Internal Area = 12 sq m / 124 sq ft  
Approximate Total Internal Area = 125 sq m / 1336 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.

# 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](http://www.phillipsandstubbs.co.uk)