

PHILLIPS & STUBBS



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COUNTRY



Ash House occupies a central village position off Swan Street, which is a quiet country lane taking light traffic, in 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 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. 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.

Forming a modern detached house presenting part brick and part tile hung elevations beneath a pitched tiled roof.

Front door into the **entrance hall**, stairs rising to the first floor with cupboard under. **Living room** with open fire, window to front, glazed double doors through to **Dining room** door to kitchen, window to side and glazed double doors to **Conservatory** which is double glazed, tiled floor, double doors out to the rear garden. **Kitchen/breakfast room** comprising base and wall mounted units, Everhot cooker with hotplate, integrated dishwasher, space and plumbing for washing machine, window to rear, space for fridge/freezer.

Cloakroom comprising w.c and wash hand basin.

First floor landing with doors off to all bedrooms, built in airing cupboard.

Bedroom 1 walk in wardrobe and window to front. **En suite shower room** comprising shower cubicle, w.c, wash hand basin, window to front.

Bedroom 2 overlooks the front and **Bedroom 3** overlooks the rear garden.

Family bathroom comprising panelled bath with shower over and side screen, w.c, wash hand basin, window to rear.

Outside: To the front there is a driveway providing off road parking for 3-4 cars and access to an integral single garage. Side gates lead to the enclosed rear garden which has a paved terrace with lawn beyond.

Local Authority: Rother District Council. Council Tax Band F
Mains electricity and water. Oil Heating. Mains drainage.
Predicted mobile phone coverage: Vodafone and 02
Broadband speed: Superfast 76Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £525,000 freehold

Ash House, 3a Swan Street, Wittersham, Kent TN30 7PH



A modern detached three bedroom house situated in the heart of the village close to local amenities.

- Entrance hall • Living room • Dining room • Conservatory • Kitchen/breakfast room • Cloakroom
- First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
- Oil heating • Double glazing • EPC rating D • Integral single garage • Off road parking • Garden to rear



Directions : From the southwest end of Tenterden High Street (the A28) proceed southeast on the B2082 road to Rye. This road will lead into Wittersham which is about 5 miles distant and on entering the village on the right-hand side is the Swan Inn. Turn right into Swan Street where Ash House will be found on the left-hand side.

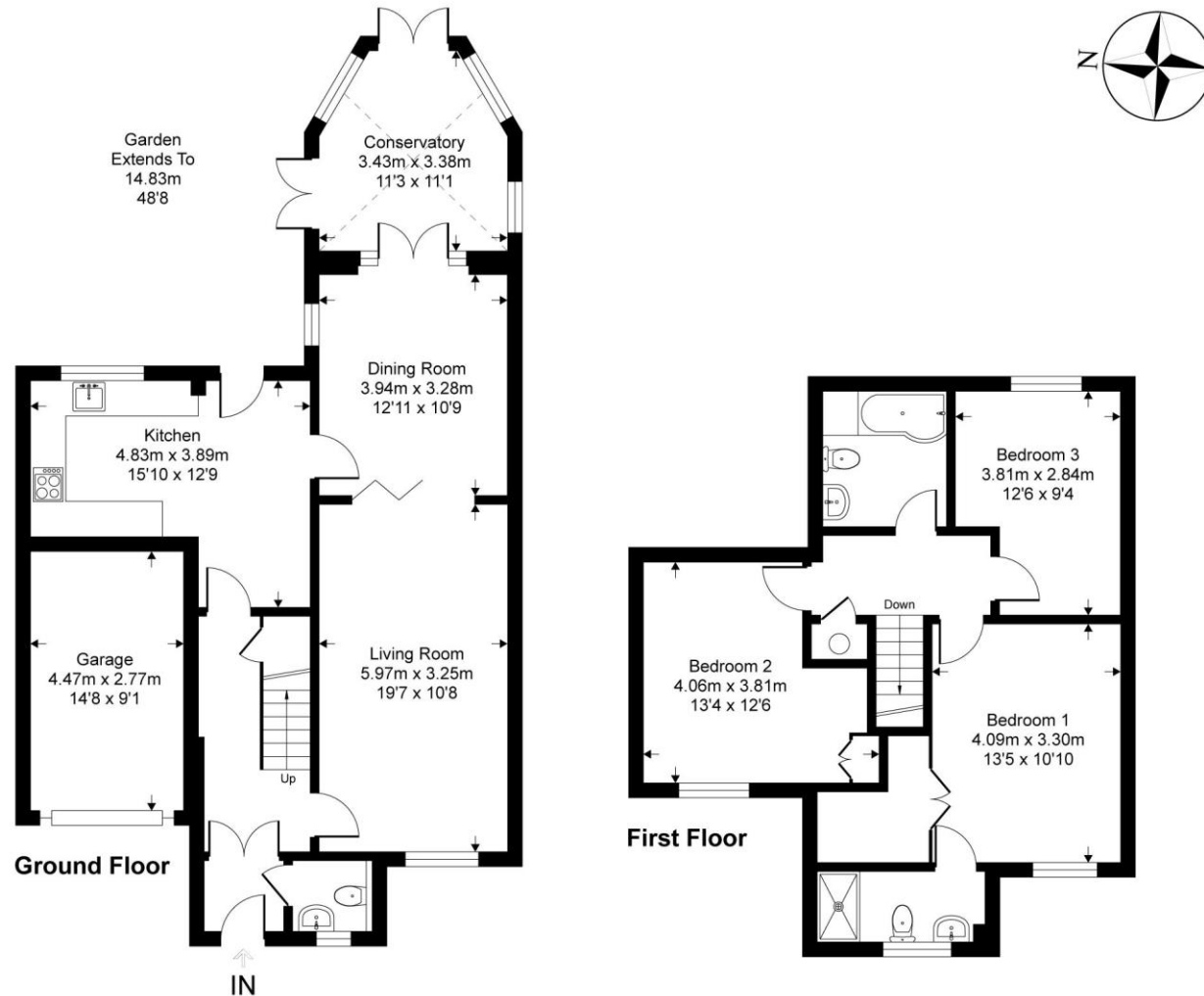
From Rye, proceed north on the A268 passing through Playden and turn right onto the B2082 marked for Tenterden. Continue through the village of Iden, across the river Rother and pass on to the village of Wittersham. Upon entering Wittersham, take the second turning on the left by the Swan Inn into Swan Street where Ash House will be found on the left-hand side.

Ash House

Approximate Gross Internal Area = 130 sq m / 1398 sq ft

Approximate Garage Internal Area = 12 sq m / 127 sq ft

Approximate Total Internal Area = 142 sq m / 1525 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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