

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the outskirts of the village of Wittersham on the Isle of Oxney in an Area of Outstanding Natural Beauty. 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, 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.

An immaculate detached modern property built in 2013 to the current owners' design specifications for inside-out living, affording light, well-proportioned contemporary living space with oak joinery over two levels, as shown on the floor plan.

The property is approached via a front door which opens into an entrance vestibule with an inner door leading to a spacious reception hall with a turned oak staircase, spacious built in hanging cupboards and a cloakroom.

The double aspect sitting room has tri-fold doors opening onto the rear terrace and an inglenook style fireplace with a fitted wood burner. To the front of the house is a music room / study.

The open plan double aspect kitchen and dining room, which overlooks the garden and has tri-fold doors leading to the terrace, is fitted with a range of base cabinets comprising cupboards and drawers beneath wood work surfaces with an undermounted stainless steel sink, an integrated dishwasher, a Rangemaster cooker

with stainless steel hood, a matching island unit on wheels, space for an American fridge freezer and a built-in pantry. Adjoining is a practical utility room with a door to outside, fitted base cupboards beneath wood block worksurfaces with an inset sink and space and plumbing for a washing machine and dishwasher.

On the first floor there is a spacious landing, with access to a large roof space, which leads to the principal bedroom with views over the adjoining field, built-in wardrobe cupboards and an ensuite shower room with a walk-in rain shower, bidet, wc and counter top wash basin. There are three further double bedrooms, one with an ensuite shower room, a fifth bedroom / study and a family shower room.

Outside: To the front is an open plan area of garden set down to lawn with mature shrubs and spring bulbs and to one side is a pea-beach driveway providing off-road parking for several vehicles. The enclosed, south facing, level garden to the rear extends to about 75'. Immediately adjacent to the rear of the house is a wide flagstone terrace with a large pergola, mature fig tree and a BBQ hut. Beyond is an expanse of lawn backing onto fields with shaped borders and island beds with established planting including stachys byzantina, acers, camellia, ferns, roses, eryngium, ceanothus, Portuguese laurel, ornamental grasses, berberis, hydrangea, etc. To one area is a small kitchen garden with raised beds and a cold frame. Garden store. Graden shed.

Local Authority: Ashford Borough Council. Council Tax Band G
Mains electricity, drainage and water. Oil underfloor central heating throughout the house.

Predicted mobile phone coverage: O2, Vodaphone

Broadband speed: Superfast 53 Mbps available. Source Ofcom

Rivers and seas flood risk summary: Very low risk. Source GOV.UK

Guide price: £895,000 Freehold

Black Swan Cottage, 17 Swan Street, Wittersham, Kent TN30 7PH



A substantial detached family house occupying an edge of village position affording stylish, well proportioned contemporary living space presented in immaculate order, together with a 75' south facing garden backing onto farmland.

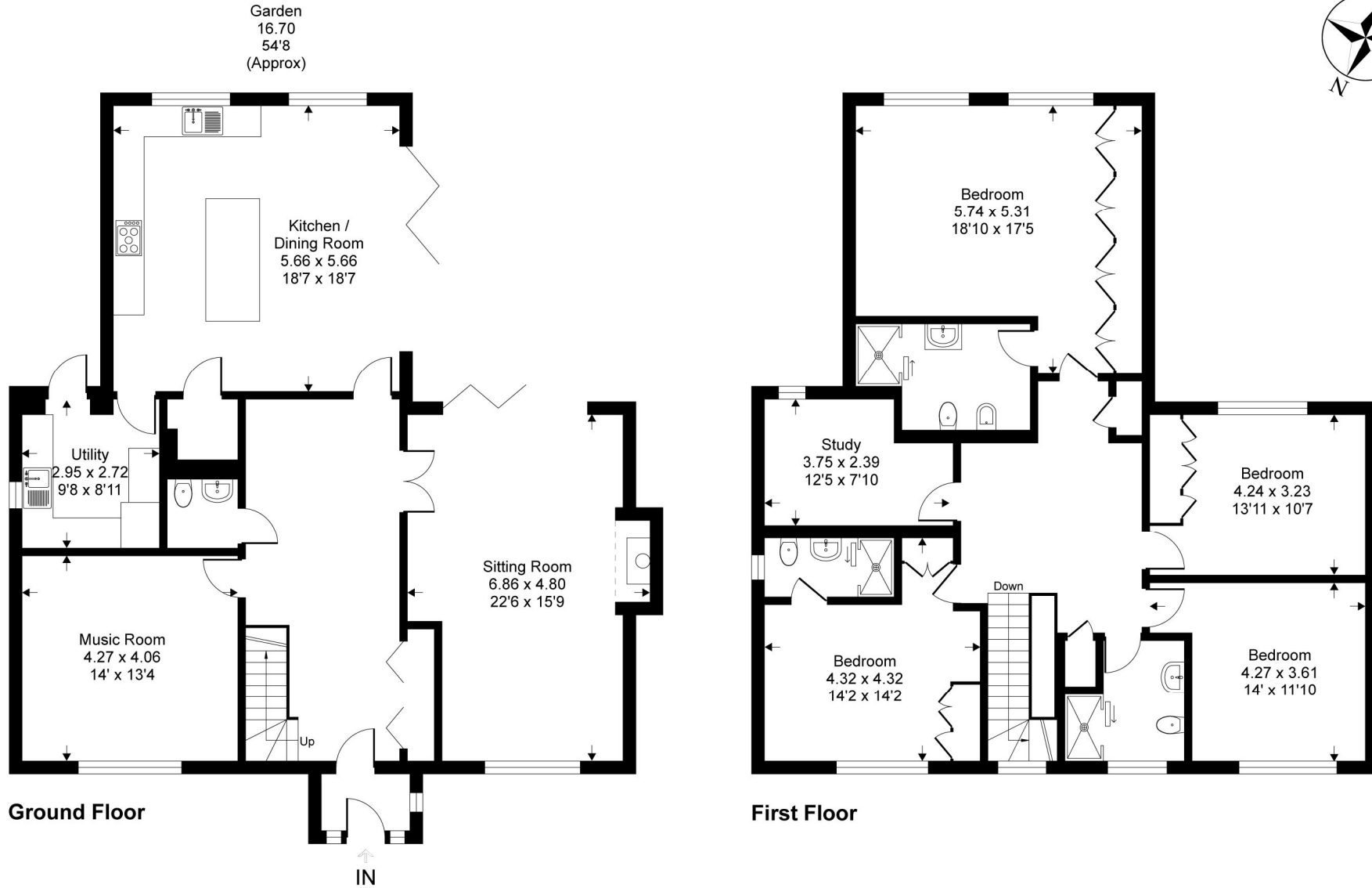
- Entrance vestibule • Reception hall • Sitting room • Music room / study • Kitchen / dining room • Utility room
- Cloakroom • Spacious landing • Master bedroom with en suite shower room • Four further double bedrooms
 - Two further shower rooms (one en suite) bath/shower room
 - Double glazing • Oil central heating • EPC rating C
- Off road parking for several vehicles • 75' South facing rear garden



Directions: From Rye, proceed north on the A268 going through Playden. By the Peace & Plenty public house, 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 and continue on for approximately quarter of a mile where the property will be found on the left hand side.

Black Swan Cottage

Approximate Gross Internal Area = 237 sq m / 2549 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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