

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated adjacent to the renowned Chapel Down Vineyard and Restaurant surrounded by open countryside within an Area of Outstanding Natural Beauty in the hamlet of Small Hythe, which stood at the head of the once mile wide 'Great Estuary' of the Rother and was formerly the harbour and port of Tenterden in the fifteenth century before it silted up. In close proximity are Smallhythe Place, formerly the home of the great Shakespearean actress Ellen Terry and now owned by the National Trust, The Priest House and the Tudor Church of St. John the Baptist. The tree-lined market town of Tenterden 2.5 miles to the north, has Waitrose and Tesco supermarkets, quality shops, doctors' surgery and leisure centre whilst to the south, is the Ancient Town and Cinque Port of Rye (8 miles) renowned for its period architecture, cobbled streets and historical associations. Nearby Wittersham village (3 miles) has local facilities including a primary school, community market, general store and village hall. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Dulwich Preparatory School at Cranbrook, Benenden Girl's School and Kings College at Canterbury. There are mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn (11 miles). Ashford International Station (15 miles) provides Eurostar trains for the Continent as well as high speed service to Stratford and London St Pancras (37 minutes).

Forming a detached unlisted period house of brick elevations with tile hanging beneath a pitched tiled roof.

Side entrance door into the **entrance hall** with built in cupboard and door out to the rear garden. Garden room with tiled floor, two pairs of double doors out to the garden. **Open plan kitchen/breakfast room** opening into the family room. Kitchen area is fitted with an excellent range of base and wall mounted units with granite worksurfaces, Rangemaster cooker, integrated dishwasher, space for American style fridge/freezer. Oak flooring throughout the kitchen and breakfast area. Step down to the family room.

Dining room fireplace with wood burning stove, built in cupboard, door to the original front door. **Snug** with wood burning stove (coupled with the heating system) and stairs rising to the first floor.

Living room with inglenook fireplace and wood burning stove, door to original front door, double doors out to the side terrace. **Cloakroom** comprising w.c. and wash hand basin.

First floor landing with stairs to the second floor. All first floor bedrooms have far reaching views over nearby countryside. **Bedroom 1** double aspect with **en-suite dressing room** and **en-suite bathroom** comprising roll top bath, large shower cubicle, w.c., wash hand basin with cupboard under. **Bedroom 2** double aspect, two double wardrobe cupboards, additional linen cupboard. **En-suite shower room** comprising shower cubicle, w.c., wash hand basin. **Bedroom 3** window to the front. **Family bathroom** comprising corner bath, shower cubicle, wash hand basin, w.c.

Second floor bedroom 4 and 5 with partly sloping ceilings. Bedroom 4 having stunning views.

Outside: Picket fence enclosed front garden with brick and gravel driveway leading to a **detached double garage** with electric up and over door. The main garden is to the rear and includes two large ponds, paved terracing with several larger seating areas. A **detached garden office** also includes garden machinery storage with first floor storage over. Sweeping lawn leads up to a summerhouse and hard tennis court (in need of refurbishment). Beyond is a park like area with mature trees with glimpses of the vines from the neighbouring vineyard. A separate paddock has road access and the majority of the property has mature hedging and fencing amounting to approximately 3.25 acres (to be verified).

Price guide: £1,300,000 freehold
Spots House, Smallhythe Road, Tenterden, Kent TN30 7NG



A detached five bedroom period house set in gardens and grounds, including a separate paddock, with two ponds and a tennis court extending to approximately 3.25 acres (to be verified).

- Entrance hall • Living room • Dining room • Kitchen/breakfast opening into the family room • Garden room • Snug • Cloakroom
- First floor landing • Bedroom 1 with en-suite dressing room and bathroom • Bedroom 2 with en-suite shower room
- Bedroom 3 • Family bathroom • Second floor landing • 2 attic bedrooms • Oil heating
- Detached home office and store • Double garage • Greenhouse and shed • Hard tennis court • EPC rating E



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) for another 2.2 miles where the property will be seen on the left hand side immediately before Chapel Down Vineyard

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. Continue for 2.2 miles where the property will be found on the right hand side immediately past Chapel Down Vineyard

Spots House, TN30

Approximate Gross Internal Area = 262 sq m / 2820 sq ft

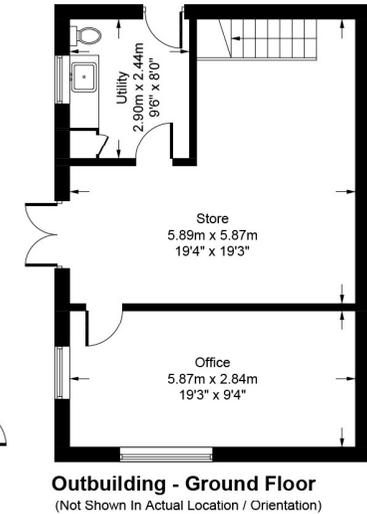
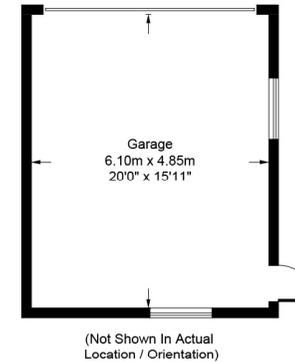
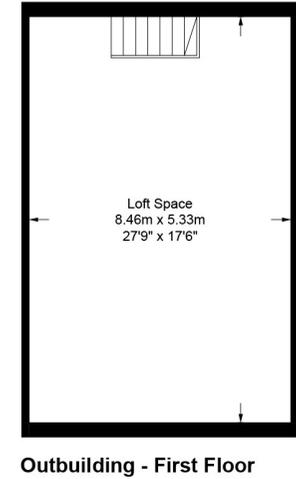
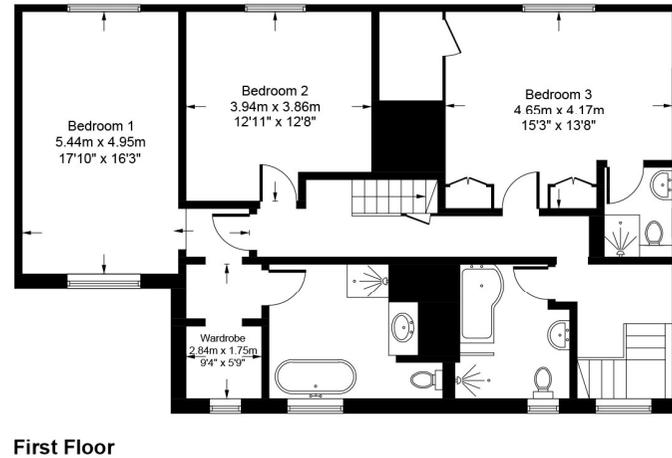
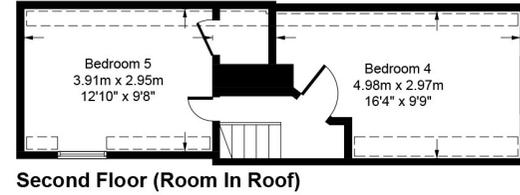
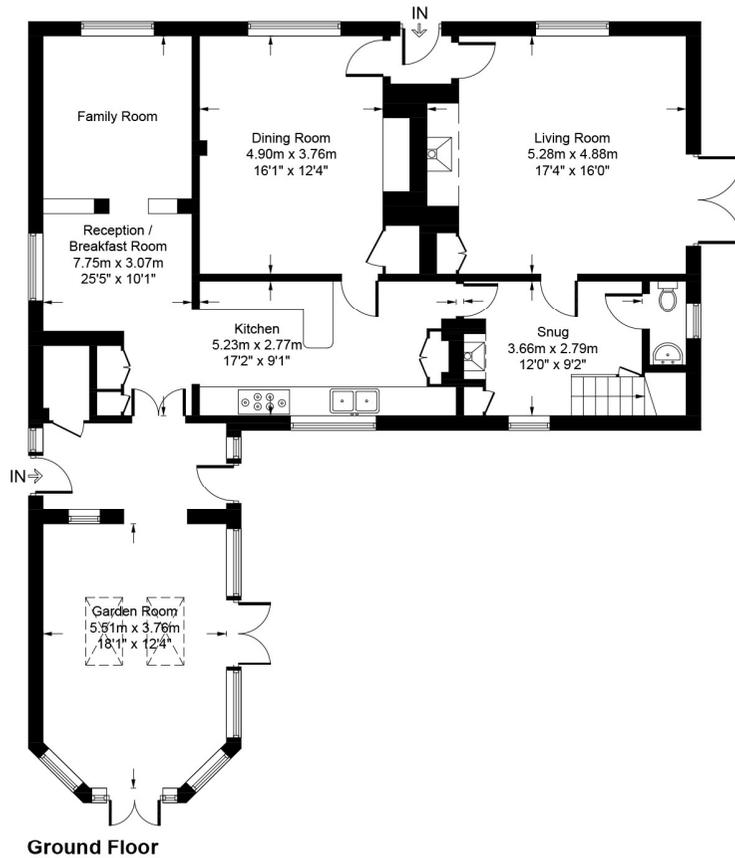
Garage = 29.6 sq m / 319 sq ft

Outbuilding = 97.6 sq m / 1050 sq ft

Total = 389.2 sq m / 4189 sq ft



= Reduced headroom below 1.5m / 5'0"



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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