



**Vine Cottage, 6 The Street, Wittersham, Kent TN30 7ED**

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**Guide Price : £675,000**

This charming detached 4 bedroom cottage is full of character and surprisingly spacious, having been extended over time creating this delightful family home in the centre of this popular historic village. Believed to date back to the 18<sup>th</sup> century, the living accommodation is beautifully presented with the ground floor offering excellent space including an impressive kitchen and principal bedroom suite. There is an abundance of features including two inglenook fireplaces, exposed timbers and brickwork - which all add to the overall charm and appeal.

The wonderful gardens create a perfect setting, laid to lawn and thoughtfully planted with a rich variety of flowering plants and shrubs. Terrace areas provide excellent spaces for relaxation while enjoying the lovely rural views over the fields to the rear.

At the front, a driveway offers tandem parking and access gates to the garage .

Wittersham is in the High Weald Area of Outstanding Natural Beauty and also benefits from being a short drive from the historic Cinque Port towns of Tenterden and Rye and their superb array of shops and amenities. The wild and wonderful Romney Marshes, Rother levels and coast are also just a short drive away.

- Charming detached 4-bedroom detached cottage full of character
- Spacious accommodation including ground floor bedroom suite
- Beautifully presented with many charming period features
- Inglenook fireplaces, exposed timbers and brickwork.
- Attractive gardens with lawn, flowering plants and terrace
- Lovely rural outlook to the rear, perfect for relaxation and enjoyment.
- Drive tandem parking and gated access to garage
- Located in the High Weald Area of Outstanding Natural Beauty.
- Close to historic towns of Tenterden and Rye with access to the coast

**SITUATION** This property enjoys a central location of this sought after rural village which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property. The village is about 3.5 miles from Peasmarsh which offers Jempsons, the well-known independent supermarket. Nearby Tenterden (about 6 miles) offers a comprehensive range of shopping, leisure and health facilities. There are a wide choice of well-regarded schools and this property comes within the catchment area for the Ashford Grammars. The coast and the Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages, and Ashford offers the high-speed service to London St Pancras (about 37 minutes).

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**Warner Gray**



**The accommodation comprises the following with approximate dimensions :** The front door opens into a generous **SITTING ROOM / DINING ROOM** 23'8 x 11'1, a wonderful inglenook fireplace with woodburning stove with recessed shelving, to one side provides a focal point for cosy winter evenings. Ample space for dining table and chairs. Doorway through to the conservatory.

**STUDY** 13'9 x 8'10. A charming, versatile room with ingle-nook fireplace with woodburning stove (chimney lining in need of attention) shelving to one side. Stairs to the first floor.

**LOBBY** A useful room with space for tumbler, freezer etc. Window to the front.

**KITCHEN / BREAKFAST ROOM** 17'8 x 9'11. The well-equipped kitchen has a range of granite worktops with shaker-style units with tiled recess with space for an electric traditional range-style cooker, butler sink unit, integrated dishwasher and fridge. This is an ideal room to start the day with space for table and chairs, a high vaulted ceiling and patio doors to the garden, this combination creates a bright, airy room bathed in natural light. Door to:

**INNER HALL** with additional front entrance door and providing space for boots / coats etc, and Skylight window. Door to a conveniently placed **CLOAKROOM** with wash basin and w.c.

**PRINCIPAL BEDROOM** 16'4 x 9'11. An impressive double aspect bedroom with windows to the side and rear garden and fitted wardrobe cupboards. Door to **EN-SUITE SHOW-ER ROOM** fitted with a smart modern white suite comprising walk in shower cubicle , low level w.c. and wash hand basin. Sky light window.

**CONSERVATORY** 15'6 x 12'4. This conservatory is an ideal place to sit and relax all year round and enjoy the outlook over the garden.

**FIRST FLOOR LANDING** where you'll find three additional bedrooms, each with its own unique charm and character.

**BEDROOM** 13'3 x 10'11. Window to the front garden. Two built in wardrobe cupboards.

**BEDROOM** 10'8 x 9'6. With views over the front garden and fitted wardrobe cupboard.

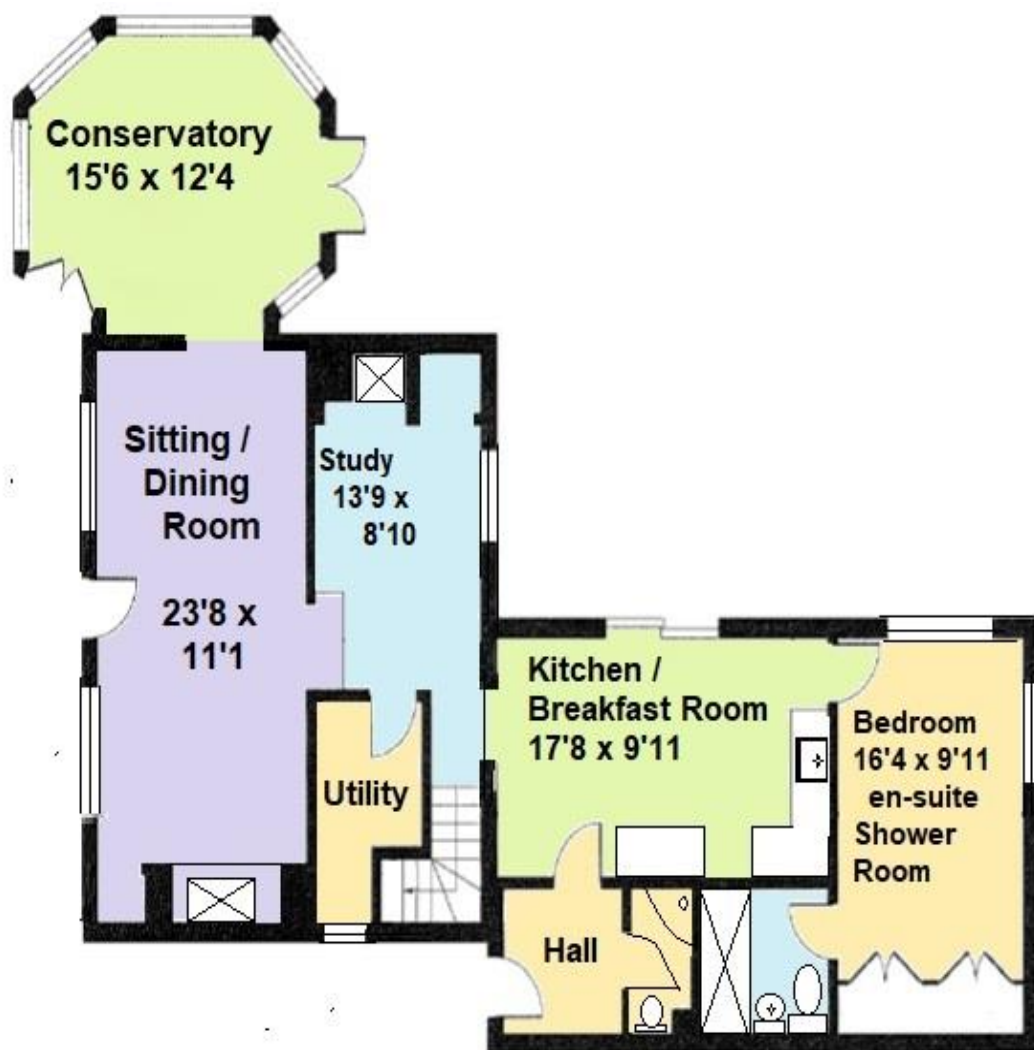
**BEDROOM** 11'6 x 9'2. Window to back garden.

**BATHROOM** Modern suite comprising low level w.c. with wall mounted shower and shower screen, low level w.c. and wash hand basin. Airing cupboard housing the hot water cylinder.

**OUTSIDE** Vine Cottage boasts a beautifully designed gardens to the front and rear with brick pathways, thoughtfully cultivated by our vendors over the years providing an array of flowers, shrubs, plants, and terraced areas. There's a secluded spot perfect for relaxing or al fresco dining, offering rural views over the fields at the rear. The garden also provides ample space for seating and garden furniture, with easy access to the conservatory. To one side is a driveway providing off road tandem parking with gates opening to the **Garage** 18'7 x 9'3 which is currently a useful workshop / garden store.

**SERVICES** Mains water, electricity and drainage. Electric storage heaters. Local Authority : Ashford Borough Council. Council Tax F. EPC: E





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