



Mi Cottage,
Iden, Rye, East Sussex TN31 7XB

Mi Cottage, Wittersham Road, Iden, Rye, East Sussex TN31 7XB

Guide Price £925,000

This versatile 4 bedroom home with parking and large cottage style garden offers a stylish blend of character and contemporary living in the heart of the High Weald Area of Outstanding Natural Beauty. Tucked away in the peaceful village of Iden, just two miles from the historic town of Rye, Mi Cottage is a truly special detached home that beautifully combines period charm with modern design. This spacious four double bedroom property is full of delightful surprises, offering a unique layout that has been thoughtfully designed to adapt to a variety of lifestyles.

The house is made up of three distinct yet seamlessly connected elements: a characterful original cottage, a former detached annexe, and a striking modern extension that links them. Together, they create a wonderfully versatile space with a generous footprint of nearly 2,300 square feet, ideal for families, couples, or multi-generational living. Whether you're looking for a full-time residence, a countryside escape, or even a property with dual-occupancy potential, Mi Cottage ticks all the right boxes.

Outside, the charm continues with a good size, pretty, cottage-style garden – a private oasis perfect for relaxing, entertaining, and watching nature. Off-street parking for two cars adds practical convenience, while the setting offers the best of both worlds: peace and privacy, with the vibrant amenities of Rye and the beautiful East Sussex coastline just a short drive away.

This is a rare opportunity to own a home that combines history, comfort, and modern style in one of the most sought-after parts of the High Weald. With excellent transport links nearby, including rail connections to London via Ashford, Mi Cottage offers an enviable lifestyle for those seeking a rural retreat without compromise.

- Unlisted detached 4 double bedroom property
- Beautifully presented stylish accommodation
- Clever blend of modern styling & period charm
- Flexible layout ideal for families / dual occupancy
- Large cottage style garden with natural pond
- Off-street parking for 2 cars / EV charging point
- Local village amenities within walking distance
- Towns of Rye & Tenterden 2 & 9 miles distant
- Wide choice of good local schools in all sectors
- High Weald Area of Outstanding Natural Beauty

103a High Street, Rye, East Sussex TN31 7JN
01797 290050 email : rye@warnergray.co.uk

Warner Gray



At first glance, the front of Mi Cottage presents as a charming, traditional East Sussex home — complete with off-street parking for two vehicles and an EV charging point. But step through the discreet gate and you're drawn into something quite unexpected. Beyond the gate lies an enclosed courtyard — a secret garden of sorts — creating an immediate sense of privacy and calm. This secluded space leads you to the main entrance, where the true character of the home begins to unfold.

Step inside, and you're welcomed into a breathtaking central space: the contemporary heart of the home that effortlessly unites the original cottage with its modern counterpart. This striking dining hall, flooded with natural light, sets the tone for the rest of the house. Polished concrete floors, crisp white walls, and a vaulted ceiling enhance the sense of scale, while full-height glazing and sliding doors offer a seamless view and connection to the beautiful garden beyond. It's an inspiring and versatile space - ideal for everyday living and entertaining.

To the rear of this space is an extremely useful utility room / boot room.

Branching out from the light-filled central dining hall, Mi Cottage reveals two thoughtfully designed wings — each offering its own sense of space and purpose, tailored for relaxed family living and adaptable to many different needs.

To one side, is the heart of the home: a generous kitchen and breakfast room where style meets practicality. Deep green shaker-style cabinetry and a large matching island provide plenty of storage and preparation space, while also creating a sociable hub for informal meals and family catch-ups. Twin sets of French doors open directly onto the patio, connecting the indoors to the garden and making entertaining a breeze.

This wing also includes a practical inner hallway, cloak-room, and a versatile reception room — currently used as a family / playroom, but equally perfect as a snug, home office, or reading retreat.

The opposite wing of the house was once a self-contained annexe and although it still retains that sense of separation, it is now fully integrated with the main house,

and features a cosy central sitting room and two comfortable double bedrooms, one with a spacious en-suite shower room, one with direct access onto the garden.

This flexible layout offers a wealth of possibilities — from hosting guests, to creating a teenager's suite, working from home, or even accommodating extended family.

This clever division of space allows for independent living areas without losing the warmth and unity of a connected home — ideal for modern families looking for both togetherness and personal space.

Upstairs, Mi Cottage continues to charm with two further generously sized double bedrooms with good amounts of built-in storage, served by a spacious family traditional style bathroom with indulgent claw footed bath.

The balance between old and new continues here, blending the home's period features with modern comforts to create an upstairs retreat that feels both timeless and welcoming.



OUTSIDE One of the property's standout features is its large, cottage-style garden – a true sanctuary tucked away from the outside world. Beautifully established with a large natural pond, the garden offers privacy, wildlife and a sense of peace that's hard to find.

Glazed doors from the main living spaces open directly onto the patio, creating that sought-after indoor-outdoor lifestyle. Whether you're enjoying coffee in the morning sun, dining alfresco with friends, or unwinding at the end of the day, the garden invites you to slow down and savour the setting.

Mi Cottage is far more than meets the eye – a home that surprises and delights at every turn. From its charming cottage exterior to the light-filled contemporary heart and thoughtfully connected wings, it offers an incredibly versatile layout that can adapt as your needs evolve.

Whether you're seeking a full-time family home, a multi-generational living solution, or a tranquil rural retreat with space to breathe, this property offers it all –

wrapped in warmth, character, and carefully considered design. Add to this a private garden, off-street parking, EV charging, and a prime location just minutes from the historic town of Rye, and you'll find that Mi Cottage isn't just a home – it's a lifestyle.

SERVICES Mains water, electricity and drainage. Oil fired central heating. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: G.

LOCATION FINDER what3words: ///chopper.influence.fight

SITUATION Nestled in the picturesque village of Iden, Mi Cottage offers a peaceful escape in the heart of the High Weald Area of Outstanding Natural Beauty. Perched above the Rother Levels, Iden is a charming, close-knit village with all the essentials at hand - a friendly community-run shop and post office, a traditional village hall, an ancient Norman church, and even a bowls club and cricket ground for a real taste of English country life.

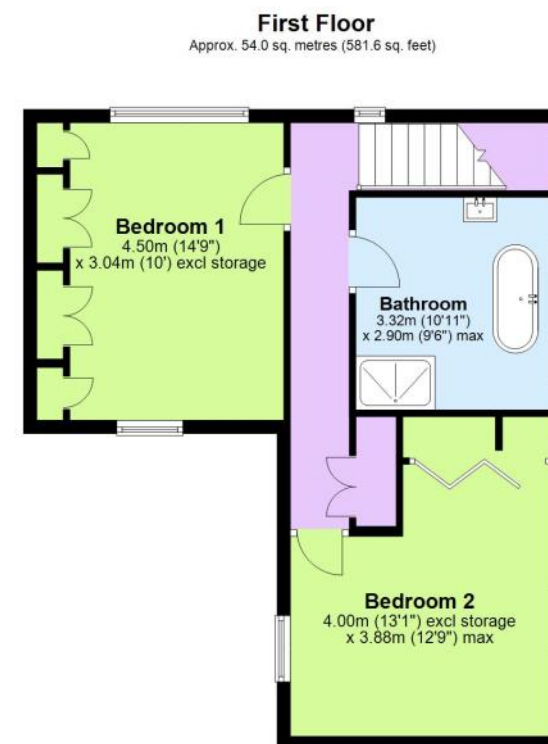
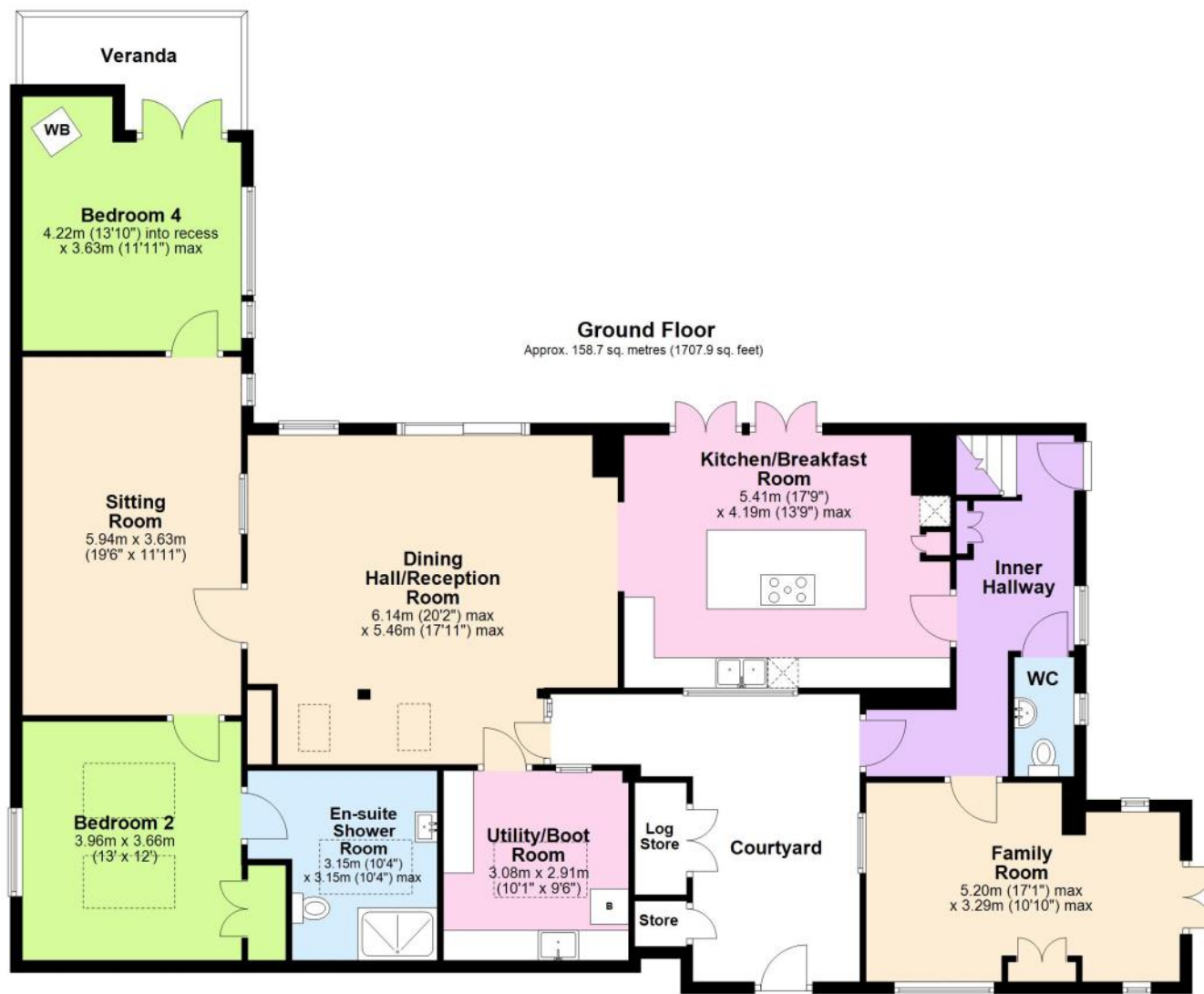
Just a short drive away, the village of Peasmarsh is home to Jempsons, a well-loved independent supermarket for all your day-to-day needs. Only two miles from the front door is the enchanting town of Rye.

Famed for its historic hilltop Citadel and cobbled streets, Rye blends timeless character with modern living. Think boutique shops, artisan cafés, cosy pubs, stylish restaurants, and an exciting arts scene. Home to the renowned Rye Arts and International Jazz Festival and the independent Kino cinema, it's a cultural hub with plenty to explore year-round.

For those who love the outdoors, the sweeping Romney Marsh countryside and nearby coast offer an abundance of walking routes and water-based adventures. Whether you're after a bracing hike, a quiet paddle, or a day by the sea, it's all within easy reach.

Viewing by appointment through WarnerGray
Tel. 01797 290050 email: rye@warnergray.co.uk





Total area: approx. 212.7 sq. metres (2289.5 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



