

Warner Gray



The Grey Barn, Wittersham, Kent TN30 7PR

**The Grey Barn,
Hunts Hill Farm, Moons Green, Wittersham, Kent TN30 7PR
Guide Price : £450,000**

A delightful and well-presented unique detached bungalow offering an escape from the frantic pace of modern life which is nestled into the countryside between Tenterden & Rye, making it ideal for those who value peace and privacy.

You approach the property from a tree lined country lane and access the grounds through private double screened gates onto the sweeping gravel driveway with garage and ample space for parking. Here you are met with a bespoke single level dwelling and entrance to the garden.

Internally the bungalow boasts open concept living space where the entrance hall glides through the living space. The dual aspect living room is set to the rear with a flow of natural light brightening the space and glazed patio doors extending the room onto the paved patio. From the living room is an area ideal for a desk before joining the dining room with glazed patio doors leading to the veranda.

The kitchen is fitted with a range of country style storage and display units and breakfast bar.

There are two double bedrooms with the main bedroom having a walk-in wardrobe area. The bathroom is a stunning feature with tiled flooring and shower wet room to one end along with a stylish roll top bathtub and period wall tiling.

Throughout the property you will find a combination of light fittings from ceiling spots to wall mounted units and modern timber ceilings which further enhance the bespoke feel.

The gardens can be accessed via a pathway along the side of the house and through the patio doors in the living room. This garden is designed to entertain and enjoy the surroundings offering a seamless transition from sophisticated entertaining to natural relaxation.

Outside, the journey begins on a spacious paved patio which creates an extension of the living space with a large seating area ideal for Al Fresco dining and a decorative circular brick and shingle display zone leading to the large lawn with a selection of bordering trees for further privacy.



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SITUATION The property is situated on the outskirts of the Wittersham which is a charming rural village between the popular and historic towns of Rye & Tenterden and is accessed via a country lane. Tenterden and Rye both offer a range of bespoke shops and eateries and Rye provides train links to London via Ashford along with Hastings and Brighton in the other direction.

VIEWING By appointment through WarnerGray 01797 290050

The accommodation comprises the following with approximate dimensions :

ENTRANCE HALL Built in cupboard

KITCHEN / BREAKFAST AREA 3.61m x 2.125m. Range of fitted display and storage units with a built-in washer / dryer, built in dishwasher, built-in fridge, sink, oven with an extractor over and an electric hob. Breakfast bar to front opening to the large hallway.

DINING ROOM 3.82m x 3.45m. Double glazed doors opening out onto the veranda, built-in cupboard space with underfloor heating controls, open plan joining the kitchen area.

LIVING ROOM 5.12m x 5.07m. Dual aspect room with double doors leading onto the patio and joining the dining area through an inner hallway suitable for a desk.



BATHROOM / WET ROOM 4.85m x 1.86m. Roll top style bath, low level w.c. wash hand basin and an open wet room shower area, two heated towel rails.

BEDROOM 1 3.27m x 3.06m. Window to side, accessed through dressing room.

DRESSING ROOM 2.61m x 2.20m Window to side, doorway to bedroom one.

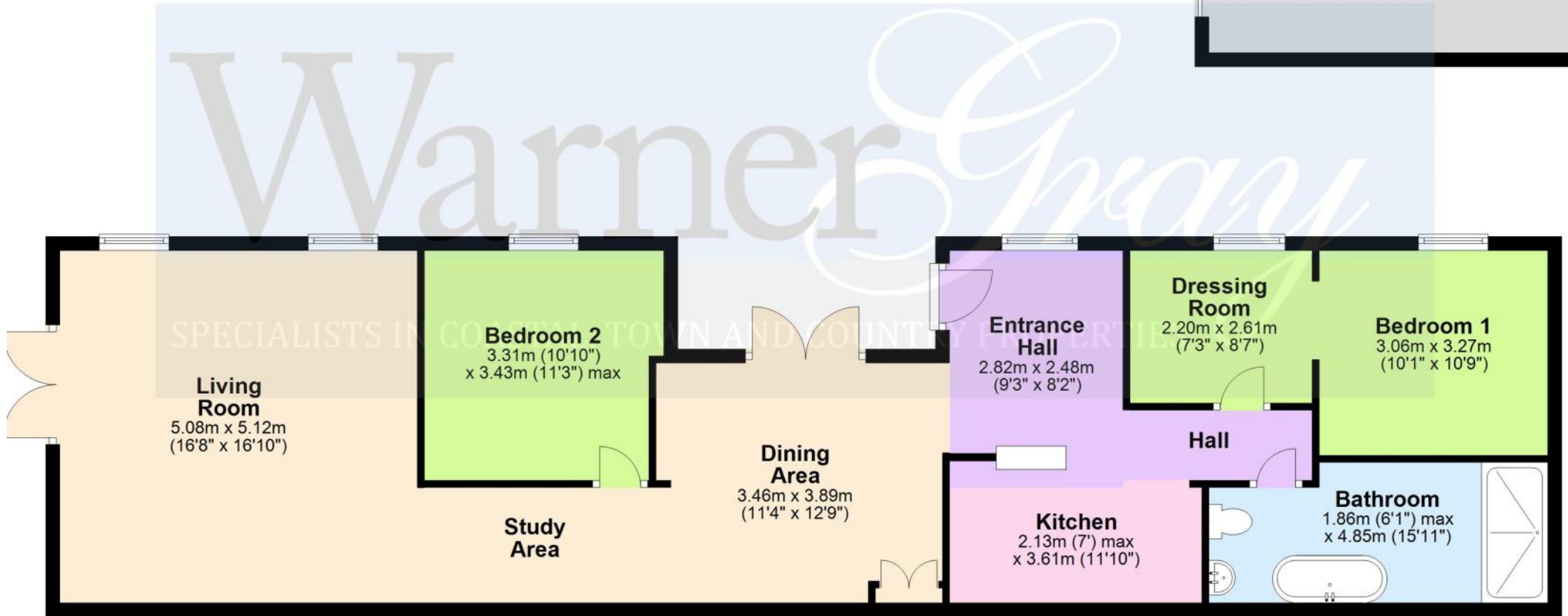
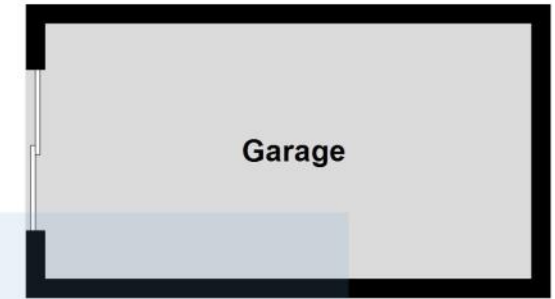
BEDROOM 2 3.43mx 3.31m. Window to side.

OUTSIDE Front Garden - A drive leads to double gates which lead onto a shingle driveway for several cars, there is a patio area that wraps around the side and the rear of the property, the patio leading to entrance provides an access slope for wheelchair. **Single Garage** 5.72m x 3.15m (18'9 x 10'4) Up and over door with pitched roof and storage above. Rear Garden: Paved decorative patio area leading to the garden which is mainly laid to lawn with mature trees and hedging and the garden is open to a view of farmland.

Agents Note - None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. Council Tax Band – E. **EPC RATING** : C. **SERVICES** : Mains water and electricity. Oil fired underfloor heating. Private drainage connected with next door.



Approx. 100.8 sq. metres (1084.9 sq. feet)
(excluding Garage)



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



