

# PHILLIPS & STUBBS

MI COTTAGE  
WITTERSHAM  
ROAD  
IDEN  
EAST SUSSEX  
TN31 7XB



## Price Guide: £625,000 Freehold

A DETACHED PERIOD COTTAGE SITUATED CLOSE TO THE CENTRE OF THE VILLAGE. THE PROPERTY HAS UNDERGONE EXTENSIVE MODERNISATION AND REFURBISHMENT TO INCLUDE A NEWLY BUILT DETACHED GARDEN STUDIO SUITABLE FOR A VARIETY OF USES SET IN LANDSCAPED GARDENS WITH A NATURAL POND.

HALLWAY | CLOAKROOM | KITCHEN/DINING ROOM | DOORS OUT ONTO THE SIDE TERRACE | LIVING ROOM WITH WOODBURNING STOVE AND DOUBLE DOORS OUT ONTO THE REAR GARDEN | FIRST FLOOR LANDING | TWO DOUBLE BEDROOMS BOTH WITH FITTED CUPBOARDS | BATHROOM | DETACHED STUDIO BUILDING COMPRISING: GARDEN ROOM | SNUG WITH DOORS OUT ONTO A VERANDAH | BEDROOM WITH EN SUITE SHOWER ROOM | UTILITY ROOM | LOG STORE | OIL HEATING

The property is located in the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque



Port of Rye famed for its period Citadel, cobbled ways and medieval fortifications, local independent shops, leisure centre with swimming pool, popular restaurants, weekly market, schools for all ages and railway station on the Brighton to Ashford branch line with connections to the Continent and a high speed rail service from Ashford to London, St. Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

As mentioned the property has undergone extensive refurbishment to the main cottage including repointing, new windows, re wiring and re plumbing, overhauled roof, new guttering and new weatherboarding. The garden studio is an entirely new building and offers flexible space such as home office, painting/hobby studio etc and enjoys an outlook over the garden and pond.

The accommodation comprises glazed door into the kitchen/dining room comprising bespoke units made by Thomas Ash of Steyning incorporating a large Belfast sink and integrated Miele fridge and dishwasher, large commercial style stainless steel gas cooker, marble work surface, Fired Earth Campagne Sandstone flooring throughout the kitchen continued into the inner hallway and cloakroom, windows to the front and side, dining area two further windows, French doors out onto the side.



Inner hallway there is a window to the side and built in cupboard, stairs rising to the first floor with door to the outside, double doors through to the living room.

Cloakroom comprising low level wc, wash hand basin, window to the side and tongue and groove panelling.

The living room has exposed pine flooring and two pairs of half glazed doors opening out onto the rear

garden and additional windows to the front and side. There is a corner Montfort wood burner and exposed painted brick wall and built-in cupboard.

The first floor landing, hand painted stencilling to the stairwell and landing and tongue and groove ceiling and built in airing cupboard.

Bedroom one, windows to the front and rear overlooking the garden and a built-in range of hand painted wardrobe cupboards and drawers.

Bedroom two has windows to both sides, painted floorboards and built-in cupboards.

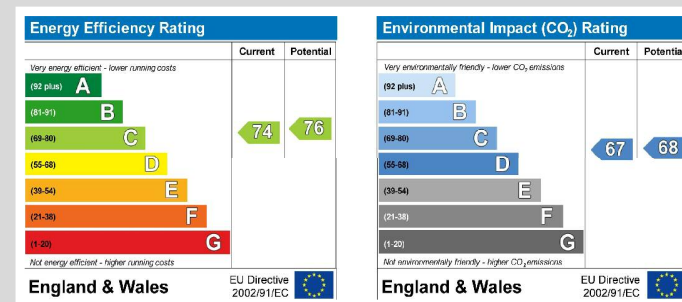
The bathroom has an Albion Isotherm roll top bath, pedestal wash hand basin, low level wc, two windows to the side and painted floorboards.

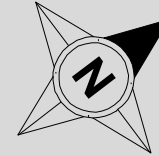
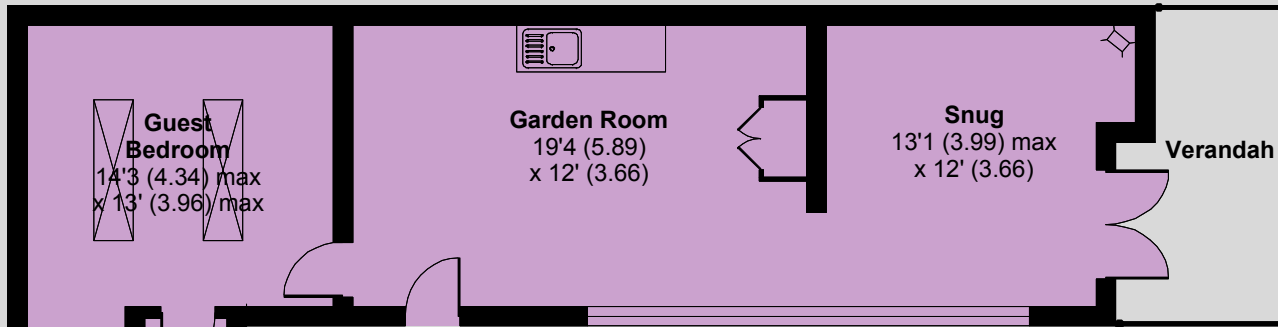
Outside the property is approached via a brick wall and wooden gate into a small courtyard area off the kitchen where there is a built-in log store and further storage.

A brick path leads round to the side and rear where the large detached studio building incorporates a utility room incorporating a built-in Belfast sink, space and plumbing for tumble dryer and washing machine, wooden work surfaces with storage beneath and sky lantern. The studio itself has part vaulted ceilings with three open divisions comprising the main garden room opening through to a snug with corner wood burning stove and double doors out onto a verandah.

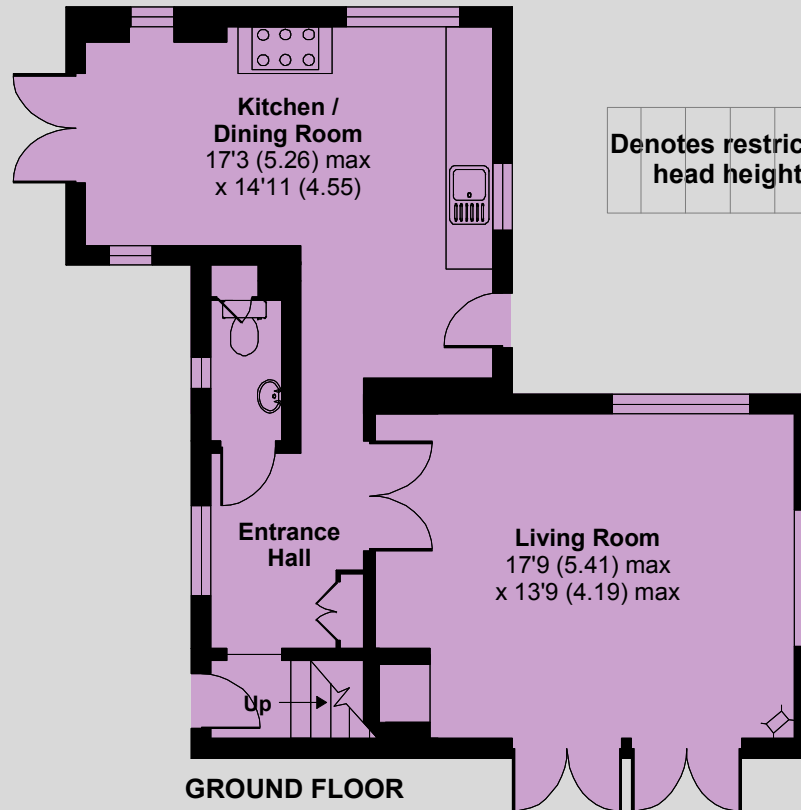
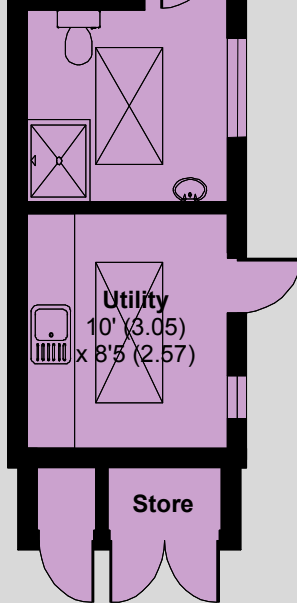
There is also a guest bedroom with en suite shower room comprising corner shower cubicle, low level wc, pedestal wash hand basin, sky lantern and further window out onto the garden. To the rear is a brick pathway leading down to a natural pond, the majority of the garden is lawned with several bordering flower beds. Behind the studio there is a useful garden shed.

Directions from Rye head north on the A268, after one and half miles turn right signposted Iden and Tenterden. Continue through the village of Iden and around the 'S' bend with the pub and general store on your left, Mi Cottage will be seen on the right hand side after approximately 150 yards.



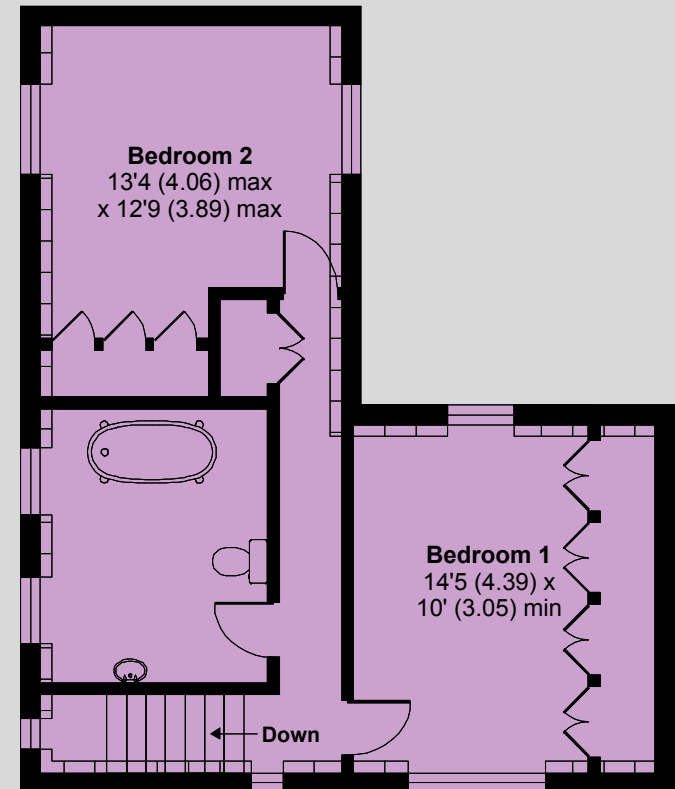


**GARDEN STUDIO**



Denotes restricted head height

**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1165 SQ FT 108.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARDEN STUDIO)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.



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