

PHILLIPS & STUBBS



coastal +
COUNTRY



Set well back off The Street within the Conservation Area of the village of Wittersham on the Isle of Oxney. Local facilities include a primary school, recreational ground, general store and village hall and within 3.5 miles is Peasmarch village, the market town of Tenterden is about 5 miles inland and to the south, is the Ancient Town and Cinque Port of Rye 6 miles. Ashford International Station (16 miles) provides a high speed service to Stratford and London St Pancras (37 minutes). Headcorn station (13 miles) provides a commuter service into London Bridge, Waterloo East and Charing Cross in just under one hour.

Forming a substantial Georgian fronted Grade II Listed property on the site of a much earlier house which was originally the manor house for the Manor of Wittersham. The original building on this site was known as Wittersham College, the Manor having been assigned by King Henry VI to the Masters and Fellows of All Saints College, Maidstone, although never used as a college the connection can be dated to around 1406. The house was for many years was the farmhouse of Wittersham Court Farm, which, in the early 19th Century, owned 240 acres. The last 'Lord of the Manor' was Colonel John Body DSO.MC.OBE who led the 5th Battalion The Royal West Kent Regiment during WWI, he then became Deputy Lord Lieutenant in 1945. The house retains many fine period features with good ceiling heights throughout.

Front Exterior: The gated entrance opens to a long, sweeping gravel driveway leading to the house and detached triple garage. The driveway is bordered by mature trees and well-manicured hedges, ensuring privacy and a stately arrival. The garage features traditional green doors and blends in sympathetically with the overall setting.

Ground floor

This drawing room is a charming space featuring exposed dark wooden ceiling beams that contrast beautifully with the lighter walls. A central fireplace flanked by built-in shelves adds character and warmth, while the large window offers a pleasant view of the garden and allows natural light to fill the room. Elegant, classic furnishings and tasteful decor make this a welcoming room perfect for relaxing or entertaining.

The dining room is a cosy, traditional space with exposed dark ceiling beams and a window that provides a view over the garden. Wooden flooring underfoot and a striking fireplace create a warm ambience, complemented by the period-style furnishings and decor. This room offers a perfect setting for both family dinners and formal occasions.

The sitting room is an inviting area characterised by warm terracotta walls and exposed ceiling beams. A brick fireplace serves as the focal point, with a window to one side allowing views over the garden. Comfortable seating arrangements and an array of books on the window ledge create a relaxed and homely feel, ideal for quiet evenings or casual gatherings.

This kitchen breakfast room is bright and practical with a central island topped in granite, providing ample workspace and seating for casual dining. Traditional cabinetry in a soft cream shade is complemented by exposed wooden beams and a stone floor, while a bank of windows offers a delightful outlook onto the garden. The Aga adds period character and warmth, making this a welcoming space for cooking and family meals.

Adjoining the kitchen, the family room is a spacious and light area with wooden flooring and a large window overlooking the garden. Neutral walls and simple decor provide a versatile space for informal dining and family gatherings, with direct access into the kitchen for convenience.

First floor

The landing is a striking feature of the house, with dark polished wood balustrades and newel posts. The walls are decorated with a series of framed artworks, adding a gallery-like feel, while the window allows light to flood in, highlighting the attractive wooden beams overhead.

Bedroom 1 is a generous master bedroom featuring soft pastel walls and ample natural light from a large window. The room is tastefully decorated with classic furnishings, including a padded bench at the foot of the bed. An adjoining dressing room provides extensive storage with built-in wardrobes. A charming fireplace adds character to the room.

Bedroom 2 is a spacious room with neutral walls and carpeted flooring. Two large windows allow plenty of natural light, while exposed beams add a traditional touch. The room is comfortably furnished and has a peaceful ambience.

Bedroom 3 offers a warm and inviting space with patterned curtains and traditional furnishings. The room benefits from a large window that fills it with daylight, and exposed beams on the ceiling add a characterful detail.

Bedroom 4 is a comfortable, well-sized room with neutral decor and carpeted floors. A large window provides garden views and floods the room with natural light.

The main bathroom features a traditional style with a panelled bath, pedestal basin and WC. Soft pastel walls and a window provide natural light, while careful attention to period detail is evident throughout.

Loft

This attic loft room is a cosy space with exposed wooden rafters and a pitched roof. The walls are painted in a soft blue, and the window allows natural light to enter. The room's unique shape and character make it ideal for use as a quiet retreat or playroom. Bedroom 6: this attic bedroom has charming wooden beams and a pitched ceiling. The soft blue walls and simple furnishings create a light and comfortable atmosphere, perfect for a guest room or child's bedroom.

Bathroom 2: also in the upper floors, is compact with white tiling and exposed beams. It features a small bathtub, WC and basin, with a window providing natural light.

Local Authority: Rother District Council. Council Tax Band H Mains electricity and water. Mains drainage. Oil heating. Predicted mobile phone coverage: EE, Vodafone, Three and O2 Broadband speed: Superfast 80Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Outside: The property is approached via a pair of decorative electric gates leading into a large sweeping gravel driveway and also providing access to a detached double garage/workshop. The front and rear gardens offer a variety of seating areas. There are outbuildings including a triple garage with green doors, as well as a courtyard with brick paving. The gardens provide a private and tranquil setting with views across the green landscape and towards the distant church tower.

Offers In The Region Of £1,650,000 Freehold

Wittersham Court The Street, Wittersham, Tenterden, Kent, TN30 7EA



A substantial detached Grade II Listed 6 bedroom period house situated centrally within the village with good ceiling heights, cellar, garaging and tennis court set in a mature part walled gardens approaching 1 acre (tbv)

- Detached Grade II Listed period property
- Located in charming Wittersham village
- 6 bedrooms and 4 bathrooms
- 6 reception rooms
- Detached double garage and useful outbuildings
- Part walled gardens, in all approximately 1 acre
- Tennis court
- Oil central heating



Directions: leaving Rye on the A268 turn right after approximately 1.5 miles, signposted Iden. Proceed through the village of Iden and through Rother Valley, Climbing the other side into the village of Wittersham. Turn left by the war memorial into The Street and continue for approx. 200yds where the gated entrance to the property will be seen on the left hand side, before you reach the church.

EPC: E

Local Authority: Ashford Borough Council

Council Tax Band: H

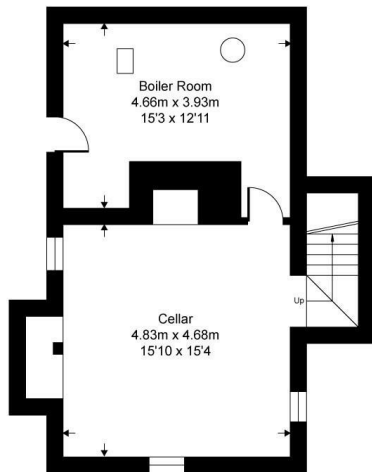
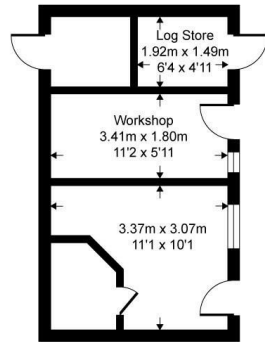
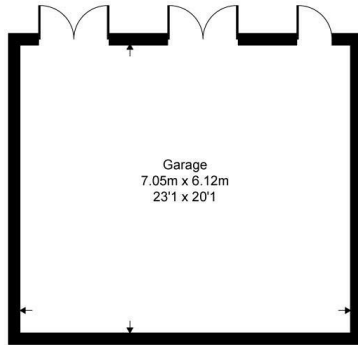
Wittersham Court

Approximate Gross Internal Area = 491.4 sq m / 5290 sq ft

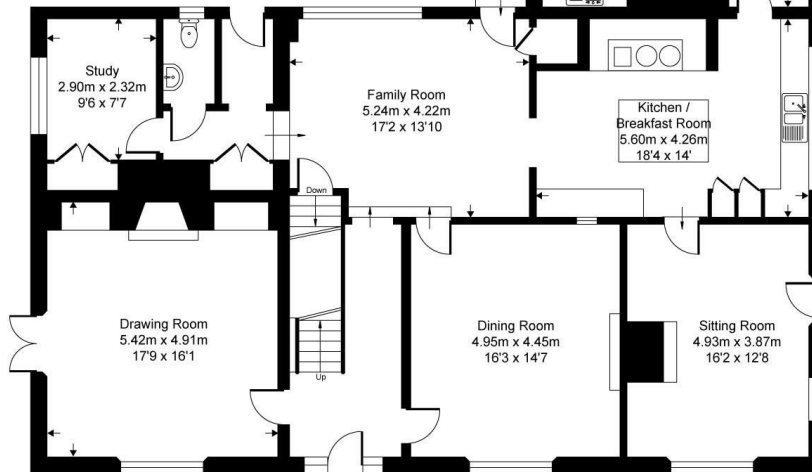
Approximate Garage Internal Area = 43 sq m / 463 sq ft

Approximate Outbuilding Internal Area = 25 sq m / 270 sq ft

Approximate Total Internal Area = 559.4 sq m / 6023 sq ft
(excludes restricted head height)

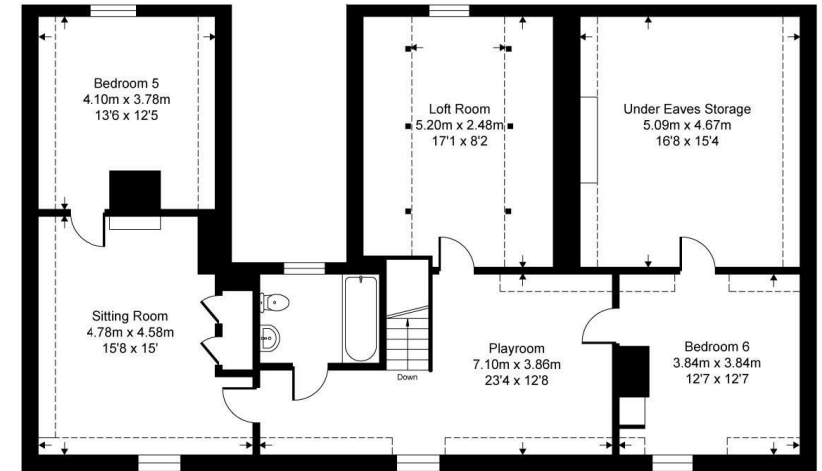


Basement

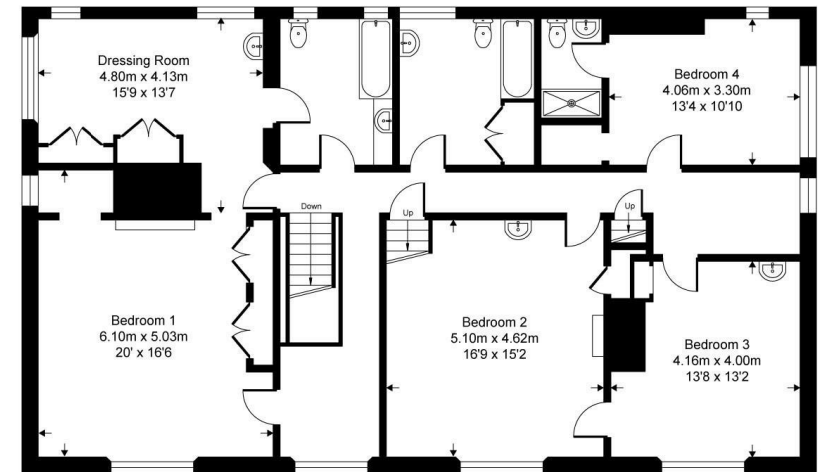


Ground Floor

IN



Second Floor



First Floor

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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk