

PHILLIPS & STUBBS



coastal +
COUNTRY



Tufton Croft is delightfully situated set back and obscured from Swan Street on the edge of the village of Wittersham on the Isle of Oxney. Local facilities include a primary school, recreational ground, community market, general store and village hall and within 3.5 miles is Peasmarsh village which offers Jempsons, an independent supermarket. The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. 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.

The property affords well presented and versatile accommodation arranged over one level - see floorplan. There is a spacious entrance hall with feature roof lantern.

Kitchen/breakfast room with fitted units and french doors leading to patio and garden. Sitting/dining room with wood burning stove and access to study/playroom/Bedroom 3. Two Bedrooms one with ensuite Shower Room. Family Bathroom with a free-standing bath, wash basin and WC. The property has been and is currently used as a holiday let. https://www.ruralretreats.co.uk/england/kent-holiday-cottages/tufton-croft_ke034

Agents Note: Planning Permission PA/2024/2102 has been approved for a

two-storey rear extension with increase in roof height, creation of first floor, porch and changes to fenestration. See Ashford Borough Council Public Register for details and planning history. https://abcportal.ashford.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register

Outside

The established, enclosed gardens adjoin farmland to the south. There is a detached garage and private parking for a number of vehicles. The property benefits from direct access to many walks and rambles over neighbouring countryside and down to the River Rother. Public footpath AT92 (screened from the property by mature hedging) runs along the entrance track.

Further Information

Mains electricity, water and drainage. Oil Heating System. Predicted mobile phone coverage: EE, Vodafone, Three and 02. Broadband speed: Superfast 54 Mbps available. Source Ofcom. River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £625,000 Freehold

Tufton Croft, 37 Swan Street, Wittersham, Tenterden, TN30 7PH



A detached, well presented single storey cottage set in a tucked away yet convenient location on the edge of the village adjoining farmland.

- Character cottage • Favourable edge of village location • Versatile accommodation on one level • Three Bedrooms • Immediate access to walks and rambles across adjoining countryside • Rural outlook • No onward chain • Planning Permission PA/2024/2102 has been approved for a two-storey rear extension with increase in roof height, creation of first floor, porch and changes to fenestration. • See Ashford Borough Council Public Register for details and planning history. https://abcportal.ashford.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register



Directions: Proceed south on Swan Street for 0.25 miles and the track entrance will be found on the left next to the 30 mph sign.
Proceed up this private drive to the end where Tufton Croft will be seen. what3words: sunshine.partied.freshest

EPC: Band D

Local Authority: Ashford Borough Council

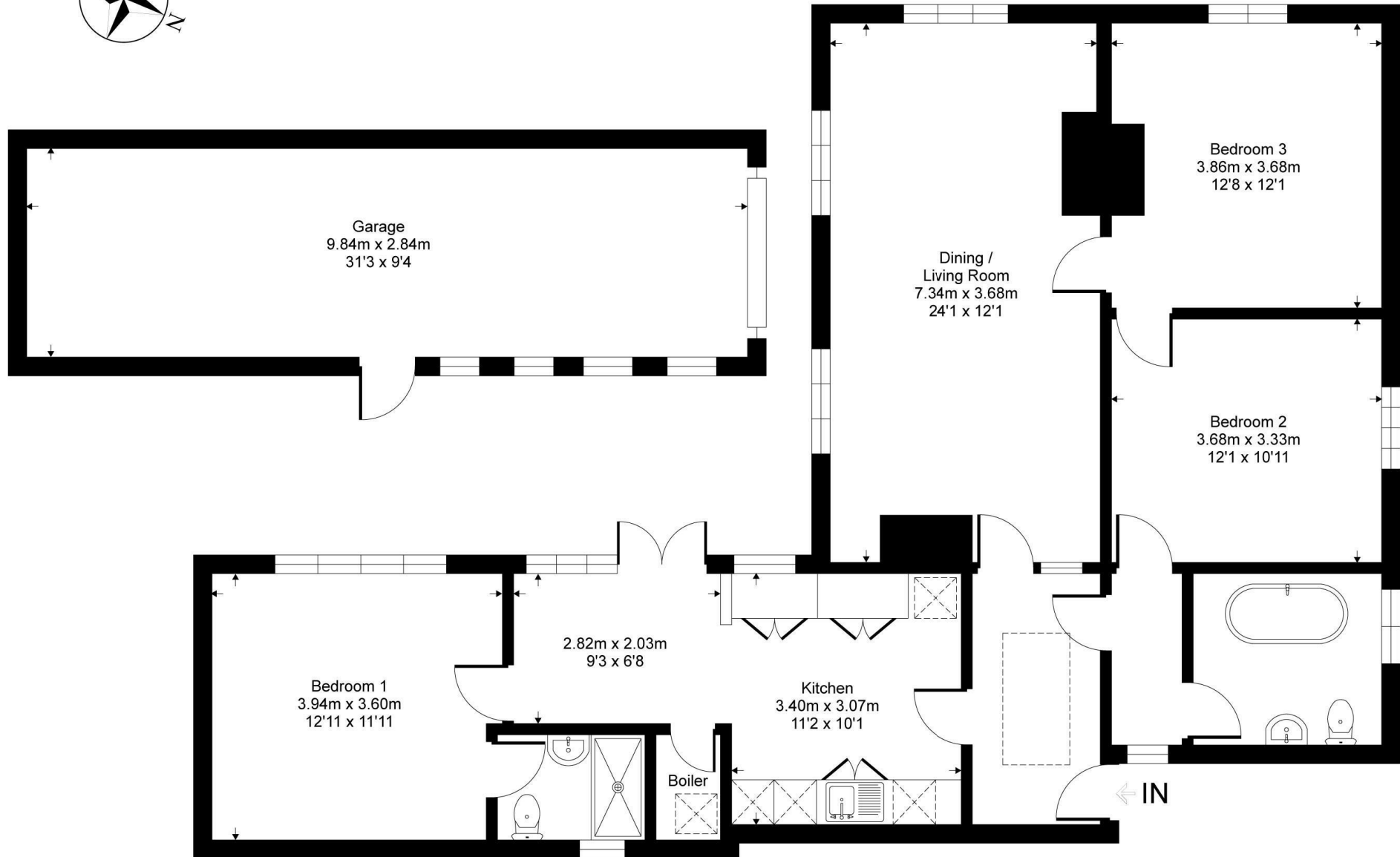
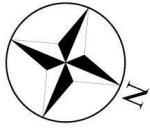
Council Tax Band: Currently unbanded as property used for holiday lets and business rates apply.

Tufton Croft

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

Approximate Garage Internal Area = 27.9 sq m / 301 sq ft

Approximate Total Internal Area = 136.1 sq m / 1466 sq ft



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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