



**Pennystocks,  
Wittersham, Kent TN30 7EN**

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### **Offers in excess of £475,000**

"Pennystocks" is a delightful detached single storey 2 double bedroom bungalow with a level, low maintenance south facing courtyard garden, cart style double garage and off-street parking for several cars.

This property enjoys a semi-rural location on the edge of the village, conveniently positioned between the historic Cinque Port towns of Tenterden and Rye and is under a mile away from the centre of this pretty village of Wittersham. The coast is also just a short drive away.

This unique property also offers much in the way of potential and there is definite scope here if desired to extend the current property to create a larger home, subject of course to the necessary permissions.

In addition, the fact that this property is situated in a highly desirable tourist area means that it could provide a wonderful rural retreat or holiday home for someone looking for a quieter life.

Viewing is highly recommended.

#### **Detached 2 double bedroom single storey property**

- Well presented accommodation throughout
- Potential to extend / Lapsed planning consent
- Cart style double garage / Off-street parking
- South facing low maintenance level garden
- Semi-rural location less than a mile from village centre
- Historic towns of Tenterden & Rye 6 and 4 miles distant
  - Countryside on your doorstep
  - Only a short drive to coast
- Mainline station at Rye & High Speed Rail Link at Ashford

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**Warner Gray**



**The accommodation comprises the following with approximate dimensions :**

#### **ENTRANCE PORCH**

The front door opens into a useful enclosed porch where there is space for cloaks and boots storage. Double doors take you through to the inner hallway.

#### **HALLWAY**

The hallway has room for free standing furniture and forms the centre of the bungalow. All of the rooms lead off from this area. Built-in cloaks cupboard and cupboard housing the boiler. Exposed floorboards. Loft access is from this area. NB: We understand that the loft is insulated and part boarded, accessed via a ladder.

#### **KITCHEN**

9' 7" x 8' 11 max" (2.92m x 2.72m) A modern kitchen fully fitted with a range of units, both base and wall, laminate worktops and a one and a half bowl sink unit with drainer and mixer tap. Double electric oven and five ring gas hob with extractor above. Integrated washing machine, dishwasher and fridge/freezer. Air conditioning unit. Tiled floor. Window to front.

#### **SITTING / DINING ROOM**

14' 5" x 10' 11" (4.39m x 3.33m) This light, bright double aspect room has space for both sitting and dining. A large picture window and external door to the rear give views over and access to the courtyard garden beyond. Exposed floorboards. Air conditioning unit.

#### **BEDROOM 1**

13' 9" x 8' 11 max" (4.19m x 2.72m) A good size double bedroom with windows to two sides. Built-in storage. Exposed floor boards.

#### **BEDROOM 2**

10' 10" x 10' 0" (3.3m x 3.05m) A good size double bedroom with windows to two sides giving views over the garden. Exposed floor boards. Air conditioning unit.

#### **BATHROOM**

7' 10" x 6' 9 max" (2.39m x 2.06m) A modern bathroom comprising: panelled bath with mixer tap and shower over; wash hand basin and low level w.c. Window to rear. Tiled floor.

#### **OUTSIDE**

Pennystocks is approached along the road out of Wittersham which leads to Rye. To the front, low double gates lead onto a driveway where there is off-road parking for several cars and a detached timber cart style **DOUBLE GARAGE** which has light and power attached, as well as boarded storage to the upper level.

The parking could, however, easily be extended further if desired and we understand that the double gates to the side of the house which give access to hard standing at the side of the property, are wide enough for a caravan or motorhome.

The south facing rear garden itself is level and laid with paving slabs, making it very low maintenance and somewhat of a blank canvas.

**Viewing by appointment through WarnerGray 01580766044**

#### **AGENTS NOTE**

We understand that there is lapsed planning consent for a single story rear extension and lobby to the front elevation. For further information regarding this, please visit the Ashford Borough Council website: [planning.ashford.gov.uk](http://planning.ashford.gov.uk). Application reference: 06/00613/AS.

#### **SERVICES**

Mains water and electricity. Private drainage. Oil fired central heating. A Calor gas cylinder supplies the hob in the kitchen. EPC: tba. Local Authority: Ashford Borough Council.

#### **LOCATION FINDER**

what3words: amplified.assume.rudder

**SITUATION:** "Pennystocks" enjoys a semi-rural location on the outskirts of the popular village of Wittersham. This sought after rural village offers local facilities including a general store, primary school, recreation ground, ancient Church, public house and village hall, all of which are less than a mile from this property.

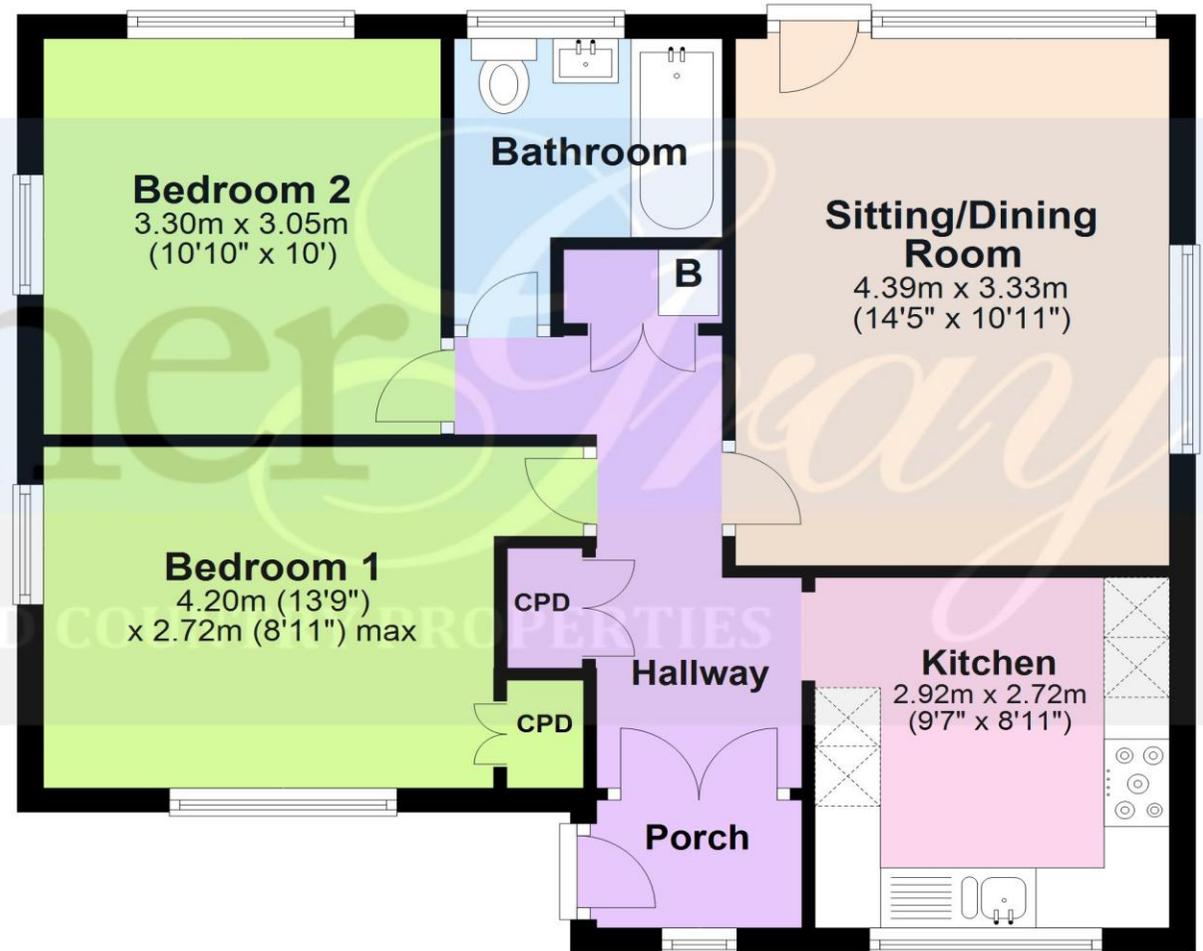
The village is about 3.5 miles from Peasmarsh which offers Jempsons, the well-known independent supermarket. Nearby Tenterden (approx. 6 miles) offers a comprehensive range of shopping, leisure and health facilities. The coast and the Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the regular high-speed service to London St Pancras (a journey of about 37 minutes).

## Floor Plan

Approx. 59.1 sq. metres (636.2 sq. feet)

### Cart Style Garage

Approx. 19.6 sq. metres (211.5 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



