



46 Poplar Road  
Wittersham, TN30 7NT



## 46 Poplar Road, Wittersham, TN30 7NT

**Offers Over £495,000**

A deceptively spacious three-bedroom detached home, brimming with character and charm. Nestled in the sought-after village of Wittersham, this former gardener's cottage from the late 1930s effortlessly blends period charm with modern convenience, offering the perfect country haven for those seeking an idyllic rural escape.

### Description

This thoughtfully laid-out home comprises on the ground floor; entrance hall leading into a cozy yet spacious sitting room, complete with an inviting brick fireplace and a wood-burning stove, perfect for chilly evenings. A large southerly-facing window fills the space with natural light, creating a warm and welcoming atmosphere.

Flowing seamlessly from the sitting room, the dining room benefits from its own fireplace with a solid fuel Rayburn, adding a delightful touch of character. This space opens into the kitchen/breakfast room, which features a range of beech-style cabinetry, attractive black laminate worktops, and a composite sink. Overlooking the garden, the conservatory serves as a peaceful retreat, with French doors leading out to a sun-soaked paved terrace—ideal for al fresco dining. The separate utility room offers the ideal space for laundry appliances, and includes a useful ground-floor shower room, ensuring flexibility for modern living.

On the first floor; the master and second double bedrooms are both dual-aspect, flooding the rooms with light and showcasing their original fireplaces. A third bedroom, overlooking the rear garden, provides additional space for family or guests.

The stylish family bathroom features a jacuzzi bath with an overhead shower, a hand basin set on a washstand, and a WC, creating a luxurious spot to unwind.

Approached via a sturdy five-bar gate, the property is accessed by a generous gravel driveway with ample off-street parking. The long, private garden is a true highlight, with lush lawns, mature trees, and vibrant shrubs creating a serene backdrop. At the far end of the rear garden lies a dedicated home office/studio providing a peaceful workspace / creative retreat, while the adjacent brick pathway leads to a useful timber shed, ideal for additional storage.

### Location

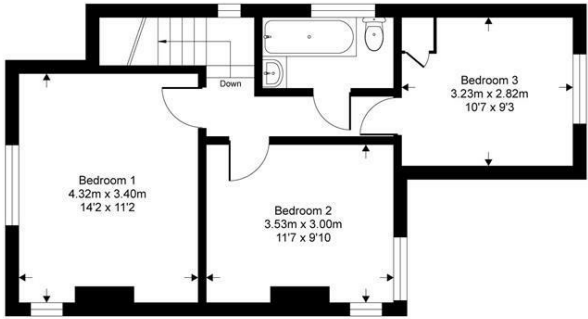
This inviting property is located on the edge of the pretty village of Wittersham within the village Conservation Area and a designated Area of Outstanding Natural Beauty. Wittersham has a primary school and community market. Peasmarsh lies about 2.5 miles to the south and has a privately-run supermarket, Post Office, garage, hotel with leisure complex and gym together with public houses and restaurants. Appledore also has a post office, village stores, public house and doctor's surgery. The market town of Tenterden has Waitrose and Tesco supermarkets, quality shops and a leisure centre whilst to the south, is

the ancient town and Cinque Port of Rye renowned for its period architecture, cobbled streets and historical associations.

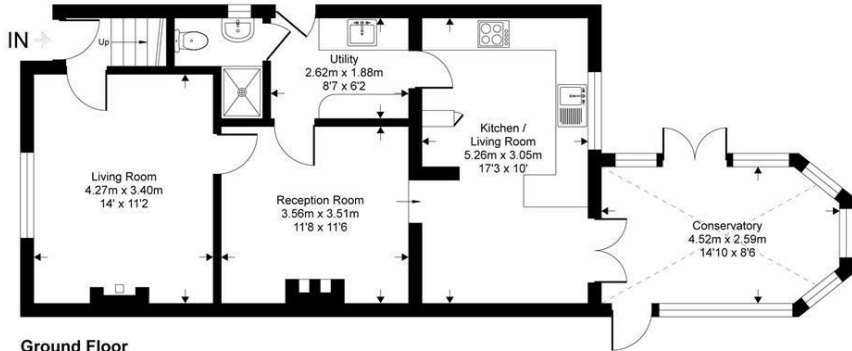
Mainline Rail Services: Branch line train services run from Appledore and Rye to Ashford International station with connections to London and the Continent. A high-speed train service runs from Ashford to London St Pancras in about 37 minutes. Schools: There is a good selection of schools in the area, in both the state and private sectors. Leisure/sporting facilities: Golf clubs in the area include Rye (links), Tenterden, Littlestone (championship) and Dale Hill. Sailing and fishing at Rye and Bewl Water.



**Poplar Road**  
Approximate Gross Internal Area = 114.2 sq m / 1230 sq ft



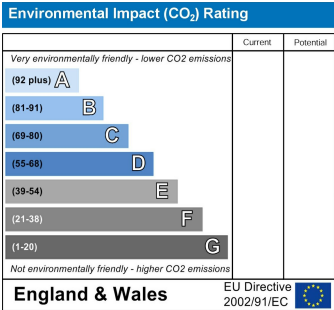
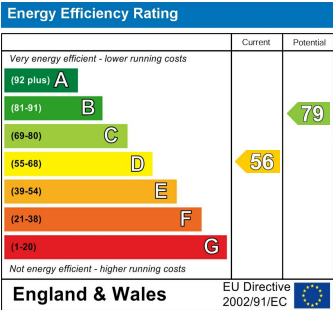
First Floor



Ground 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.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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