



31 The Street

Wittersham TN30 7EA

Located in the pretty village of Wittersham, this Grade 2 listed cottage combines character with modern living. Traditional features throughout, four bedrooms, a detached garden room ideal as a home office and off road parking.

Guide Price £440,000

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- FOUR BEDROOM PERIOD COTTAGE
- EN SUITE CLOAKROOM
- PRETTY GARDEN
- SITTING ROOM, SNUG AND DINING AREA
- DETACHED GARDEN ROOM / HOME OFFICE
- OFF ROAD PARKING
- FOUR BEDROOMS
- VIEWS OVER THE CHURCH

Inside, there are two reception rooms, one of which flows nicely through to the dining room and a good size kitchen and a useful downstairs cloakroom. The property offers four bedrooms, one with ensuite cloakroom and a family bathroom, ideal for families or guests.

Outside, there is a lovely cottage garden and off road parking, a useful feature in the village and fabulous views over the church This cottage in Wittersham offers a great opportunity for those looking for a peaceful lifestyle in a charming setting.



Directions

Coming into Wittersham village from Tenterden, at the war memorial turn right and go past the primary school. The property can be found further up on the left before the church.





Floor Plan



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		