



Orchard Farm,  
Wittersham, Kent TN30 7EU

## Orchard Farm, Rye Road, Wittersham, Kent TN30 7EU Guide Price £1,500,000

This charming unlisted 4 bedroom country house with circa 3.5 acres of stunning formal gardens and meadows (tbc), separate cottage, garden house, swimming pool and tennis court, is nestled in a tucked away position on a south facing hillside with wonderful far reaching views over the Rother Valley.

Situated in a very private rural location that most people would not even know is there, this very special four bedroom home offers a sanctuary away from the world, and yet is still within a short drive of the pretty village of Wittersham and the historic Cinque Port towns of Rye and Tenterden, where there are many good local facilities to enjoy.

The house itself is truly charming and would suit any number of different buyers. Originally thought to have been built around 1820, this lovely property has been sympathetically extended and improved to provide a versatile home, with all the comforts for modern living. In addition to the main house, there is a detached two bedroom cottage currently bringing in a steady income as a holiday let and a detached garden room where there is purpose built guest accommodation and a studio / home office. This property also benefits from a store room, workshop, two garages and a long sweeping driveway where there is plentiful parking.

Although the accommodation here is impressive in itself, it is the extensive grounds and views that come with this beautiful home that really take your breath away. Not only has a great deal of love, care and attention been given to creating the glorious gardens that frame the house, but also to the positioning of the outdoor seating areas and swimming pool, all of which make the most of the incredible views which stretch for miles to the other side of the valley.

Viewing is highly recommended to appreciate this exceptional property, perfect for the buyer who appreciates having space around them and the peace, quiet and natural beauty of an Area of Outstanding Natural Beauty on their doorstep, whilst still being close to good amenities.

- Detached country home with outbuildings & 3.5 acres of land (tbc)
- Elevated southerly position with glorious views over Rother Valley
- Detached 2 bedroom cottage currently a holiday let / potential annexe
- Separate garden room with guest accommodation & studio/office
- Wonderful mature south facing gardens and separate meadow
- Above ground swimming pool & tennis court (requires resurfacing)
- 2 garages with hardstanding & driveway providing plentiful parking
- AONB / Wild & wonderful Romney Marshes & coast a short drive away
- Wide choice of good local schools / High speed rail link at Ashford

**SITUATION:** Orchard Farm is situated just over a mile from the pretty village of Wittersham, which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall. The nearby picturesque Cinque Port towns of Rye and Tenterden, which are approximately 4 and 6 miles distant, offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. There are a variety of good schools in the area in both the state and public sectors and this property comes within the catchment for the Ashford Grammars. For rail travel, the nearest station is at Rye, with connections to Ashford, offering the high speed service to London St Pancras (approximately 37 minutes). The wild and wonderful Romney Marshes are just a short drive away, as is the beautiful coast.



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**Warner Gray**

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

As soon as you enter this lovely home, you are struck by a feeling of warmth and comfort. It starts with the first reception room, which acts as both an entrance hall and sunny morning room, perfect for reading the papers and enjoying a morning coffee. Next to this is a cosy snug cum study where you can imagine curling up in front of the real fire on a cold afternoon with a book.

The pretty kitchen / breakfast room, with its cream shaker style units, is ideal for modern family living and there is a surprisingly large utility / laundry room which is almost like a second kitchen.

The two main reception rooms (sitting and dining) are spacious and impressive with an easy elegance. Both have wonderful vistas, with the sitting room benefitting from a wood burner and the dining room having French doors that open onto the patio where there really are the most magnificent views. A cloakroom and shower room complete the accommodation on the ground floor.

**FIRST FLOOR** Upstairs, the feeling of comfort and warmth continues. A light and airy landing, where there is room for free standing furniture, gives access to the four beautifully appointed bedrooms and the "jack and jill" main bathroom.

The principal bedroom, which has direct access to the main bathroom, has extensive built-in storage and windows to two sides giving unrivalled far-reaching views to wake up to across the gardens and Rother valley beyond. There are two good size further double bedrooms, one with an en-suite shower room, and a smaller bedroom, currently set up as a study, which would be also be perfect for a teenager or younger child.

A useful cellar, accessed from the outside and ideal for wine and beer storage, completes the accommodation for the main house.

**THE COTTAGE** Situated at the end of the driveway, this pretty **two-bedroom self-contained cottage** benefits from its own private garden and enjoying wonderful views over the gardens and surrounding countryside. There is an entrance hall, open plan 19' living room and kitchen, two bedrooms and bathroom. Located in a highly desirable tourist area, it is currently rented out on a regular basis as a holiday let, but could just as easily make a perfect annexe for a family member or accommodation for visiting guests.

**THE GARDEN ROOM** Positioned next to the cottage, this bonus timber outbuilding is currently divided into guest accommodation with double bedroom / living area and shower room, and a studio / home office, ideal for anyone with a creative hobby or in need of somewhere to work from home. In addition, there is an attached storeroom and workshop.

**THE OLD PUMP HOUSE** Set in the grounds above where the garden house is situated is the old brick pump house (11'10 x 8'0). This lovely old building, which still contains the well and part of the old pump that used to supply water for the main house and gardens, has the potential to be converted into something unique, subject of course to the necessary consents.

**OUTSIDE** Orchard Farm is set in a tucked away, very private, elevated position in an Area of Outstanding Natural Beauty. A sweeping driveway, which offers plentiful parking, leads you past the main house, garden house and cottage. Attached to the cottage are two garages, at the front of which there is hard standing for two vehicles.

The main gardens, which are beautifully landscaped, have been designed so that at all the principal sitting points have spectacular uninterrupted views. There is a large patio surrounded by English rose beds to the front of the main house which is the perfect place to entertain guests. The above ground swimming pool is in front of what used to be a lookout during the second world war and as such, has views quite literally to die for.

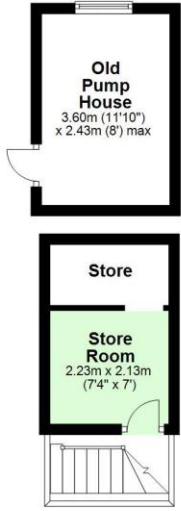


The old bunkers from the war remain and could make an interesting feature or store room for the pool. There is also summerhouse at the top of the meadow where you could wile away the hours and lose yourself in the views, which take in the wind farm at Camber and stretch as far as Dungeness. The meadow, which slopes gently down towards the Rother levels, is left mainly wilded for nature and pollinators. At the top is the hard tennis court, which now requires resurfacing.



**SERVICES** Mains: water and electricity. Oil fired central heating. Private drainage. EPC Rating: tbc. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder: what3words: ///digress.swatting.inner

**Cellar & Pumphouse**  
Approx. 16.2 sq. metres (174.7 sq. feet)



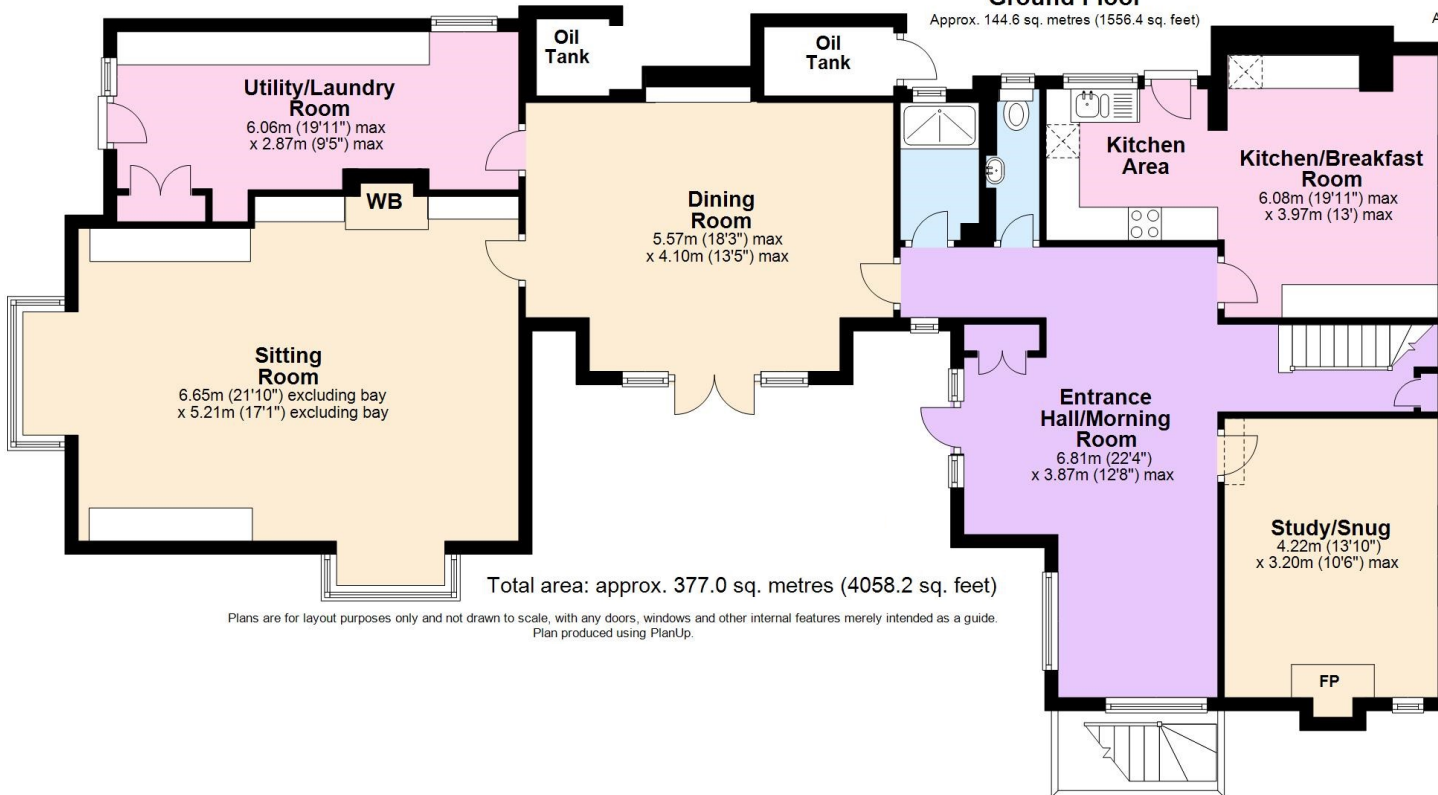
**The Cottage**  
Approx. 84.9 sq. metres (913.3 sq. feet)



**The Garden House**  
Approx. 63.9 sq. metres (688.1 sq. feet)



**Ground Floor**  
Approx. 144.6 sq. metres (1556.4 sq. feet)



**First Floor**  
Approx. 67.4 sq. metres (725.7 sq. feet)

