



Court Lodge,  
Wittersham, Kent TN30 7EA



## Court Lodge, The Street, Wittersham, Kent TN30 7EA

### Guide Price £995,000 - £1,100,000

This lovely 5 double bedroom / 3 bathroom detached country home with attached barn, large garden and separate piece of land with possible development potential (stp), is situated in a very tucked away location in the heart of the pretty village of Wittersham, just 5 miles from Tenterden and Rye.

Set well back from The Street in the heart of the village with views over the beautiful church, this wonderful property, originally three period farm buildings, is the perfect place to live the good life, while still being close to many local amenities.

Set primarily over one level in an attractive U-shape, the circa 3,686sq ft of accommodation on offer (including the barn) provides incredibly versatile, generous living space, perfect for flexible family living or dual occupancy.

In addition to the main house, there is a most beautiful, attached brick / timber barn which although currently used for storage, offers enormous potential if converted, and could provide a large home working or studio space, holiday let or annexe, subject to the necessary permissions. The property also benefits from a brick driveway which provides parking for several vehicles, a large mature enclosed garden to the rear, pretty south west facing courtyard garden to the front, and a separate fenced paddock adjoining the churchyard that could offer possible development potential (stpp). The plot size is thought to amount to around three quarters of an acre in total.

- Impressive detached unlisted 5 bedroom country home
- Accommodation of circa 3,686 sq ft in total (including barn)
- Enormous scope for flexibility of use & dual occupancy
- Large attached brick / timber barn with huge potential (stp)
- Generous gardens / Paddock with development potential (stp)
- Plot size (including paddock) of around 0.75 of an acre in total
- Tucked away location in centre of village near Church
- Historic towns of Tenterden & Rye approx. 5 miles distant
- High Weald Area of Outstanding Natural Beauty
- Wide choice of schools / Transport links to London

**SITUATION:** "Court Lodge" is set back in a small hamlet of five properties in the Conservation Area of the village of Wittersham, which itself sits in the High Weald Area of Outstanding Natural Beauty. It enjoys a private yet central location in this sought after rural village, which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property. The village is about 3.5 miles from Peasmarsh which offers Jempton's, the well known independent supermarket. Nearby Tenterden offers a comprehensive range of shopping, leisure and health facilities. There are a wide choice of schools nearby and this property comes within the catchment area for the Ashford Grammars. The coast and Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the high-speed service to London St Pancras (a journey of about 37 minutes).

[www.warnergray.co.uk](http://www.warnergray.co.uk)

email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk) Tel 01580 766044

**Warner Gray**





**This substantial country home, with its lovely gardens, separate paddock and attached brick / timber barn, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful semi-rural existence, while still being close to local amenities, schools and transport systems.**

**Converted in the 1980's, this unique period home has much to offer. The exterior is completely charming and sits comfortably within its plot, while the inside has a warm, lived in, inviting feel, with stylishly presented, well-proportioned rooms that have been designed and laid out with modern living in mind.**

**GROUND FLOOR ACCOMMODATION** The heart of this home are the wonderful reception rooms with their generous living spaces, which wrap round the courtyard garden on two sides.

To the back of the courtyard is the spacious kitchen / breakfast / family room with its walk-in pantry and Aga, the perfect family gathering space.

To one side of this in the west wing of the house is an elegant sitting room with open fireplace, a formal dining room, cosy snug with wood burner and an entrance lobby and cloakroom.

To the other side of the kitchen in the east wing are the three main bedrooms, two of the bathrooms and the large laundry cum boot room, which in turn gives access to the barn.

**FIRST FLOOR ACCOMMODATION** Stairs from a large inner hallway on the ground floor lead up to the first floor, where there are two large attic style bedrooms, the principal of which has an en-suite bathroom.

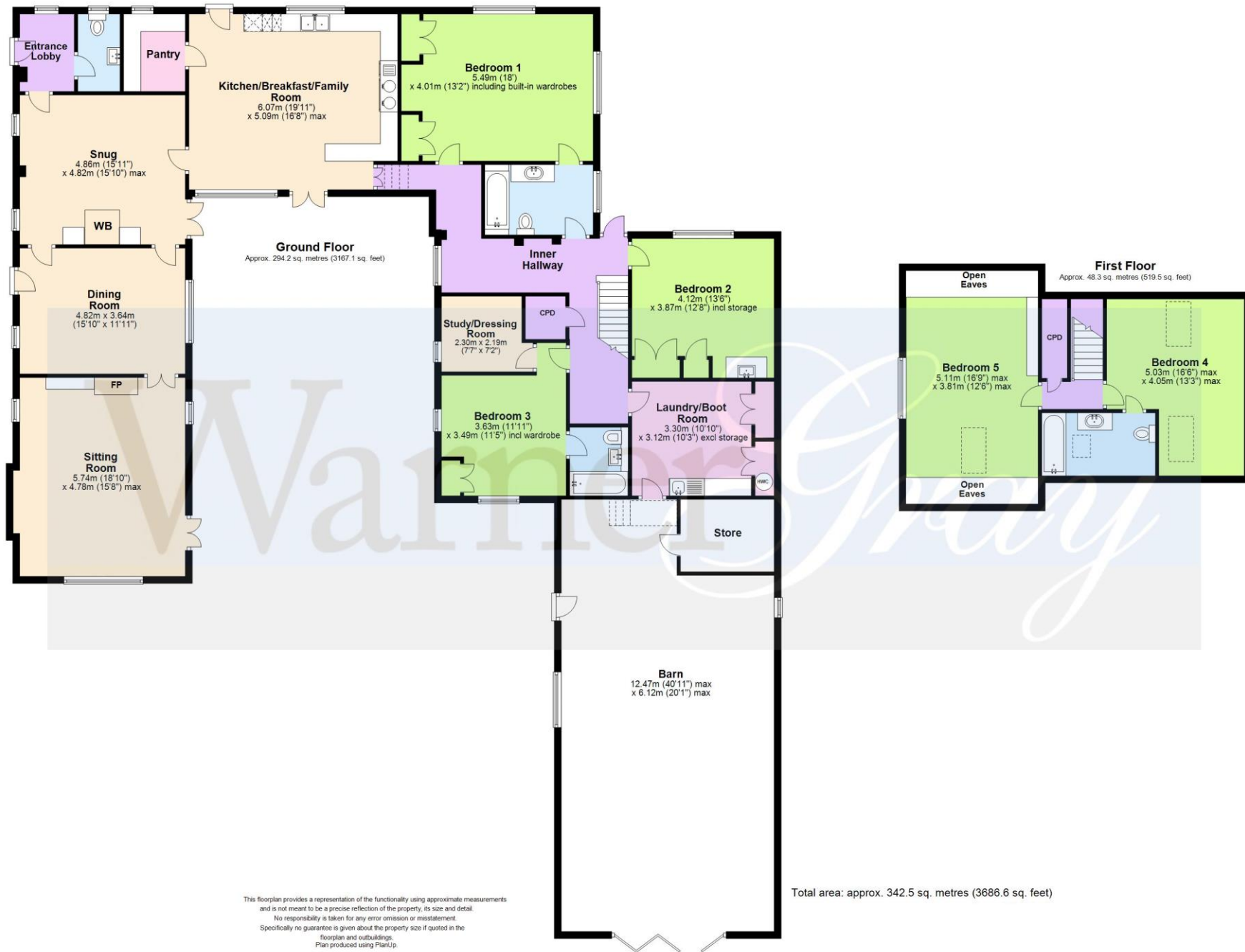
**BARN** 40'11 x 20'1. Attached to the east wing of the main house is a very large brick / timber built barn with bi-fold doors to the front which offers much in the way of potential. At present, it is set up as a workshop / storage area with lockable interior store room, but it could be used in a number of different ways.

Due to the fact that the property is situated in a highly desirable tourist area, it could potentially be converted into a holiday let, providing a possible commercial opportunity for any new owner, or an annexe, subject of course to planning.

**OUTSIDE** A shingle track from the road leads to a brick driveway at the side of the property which provides parking for a number of cars and gives access to the house and garden to the rear. The good size, partly walled main garden is laid mostly to lawn with mature shrubs and planting, a large pond and greenhouse. To the front of the house, a paved, enclosed courtyard style south west facing terrace leads to a further lawned area with mature hedging to the front. On the other side of the shingle track at the front of the property is a small paddock which adjoins the churchyard and could, with the right consents, be a possible development opportunity.

**SERVICES** Mains water and electricity. Oil fired central heating. Private drainage. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: G. **LOCATION FINDER** what3words: [///carefully.resorting.effort](https://www.what3words.com/#!/carefully.resorting.effort)





All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.







