



THE OLD RECTORY

21 The Street, Wittersham, Tenterden, Kent, TN30 7EA



A MOST IMPRESSIVE AND ELEGANT PERIOD HOME

Tenterden 5 miles. Rye 5.5 miles. Headcorn station 13.7 miles (London Bridge from 57 minutes). Ashford International 14.6 miles (London St Pancras from 36 minutes). Tunbridge Wells 25 miles.
(All times and distances approximate)

			EPC
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Local Authority: Ashford Borough Council
Council Tax band: H
Tenure: Freehold
Services: Mains water and electricity. Oil-fired heating. Mains drainage.



SITUATION

The property is located within the High Weald National Landscape Area, in the heart of the small village of Wittersham. The picturesque and historic town of Tenterden is nearby and offers a comprehensive range of facilities. Mainline train services are available at Headcorn as well as Ashford which offers fast trains to London St Pancras from 36 minutes.

There is a good choice of schooling in the area including Wittersham Primary School, Tenterden Primary and Homewood at Tenterden, Dulwich Preparatory at Cranbrook, St Ronan's and Claremont Primary at Hawkhurst, Benenden School (girls), Claremont Senior School at Bodiam, Highworth Girls Grammar at Ashford, Norton Knatchbull Boys Grammar and Ashford School.





THE PROPERTY

This handsome unlisted detached Edwardian home offers elegant and substantial accommodation, immaculately presented throughout, with the flexibility to create a second floor annexe or teenager's suite if required.

The well-proportioned reception rooms flow beautifully and include many features typical of the period such as high ceilings, attractive cornicing and a magnificent large bay window in the drawing room. The impressive formal drawing room and dining room both have French doors opening out to the stunning gardens creating the perfect entertaining space. There is also a second sitting room as well as a modern kitchen with an Aga, large utility room and a walk-in pantry.

On the first floor, there are five spacious bedrooms (one of which is currently used as a dressing room) as well as three beautifully appointed modern bath/shower rooms.

On the second floor there are three further bedrooms and a bathroom. There is also a kitchen and two loft rooms on this level giving the flexibility to create an annexe or teenager's suite if required.





OUTSIDE

The house is approached from The Street, in the heart of the village, via a gated entrance over a driveway leading to the house, turning circle and detached triple garage with one closed and two open bays.

The delightful gardens and grounds surrounding the house are laid to lawn with a multitude of mature trees and shrubs and adjoin open countryside providing seclusion.

To the rear of the house there is a large paved terrace spanning the width of the house, ideal for al fresco dining whilst enjoying the views over the stunning gardens. The terrace leads on to the lawned gardens which are extremely well maintained and include a useful detached outbuilding



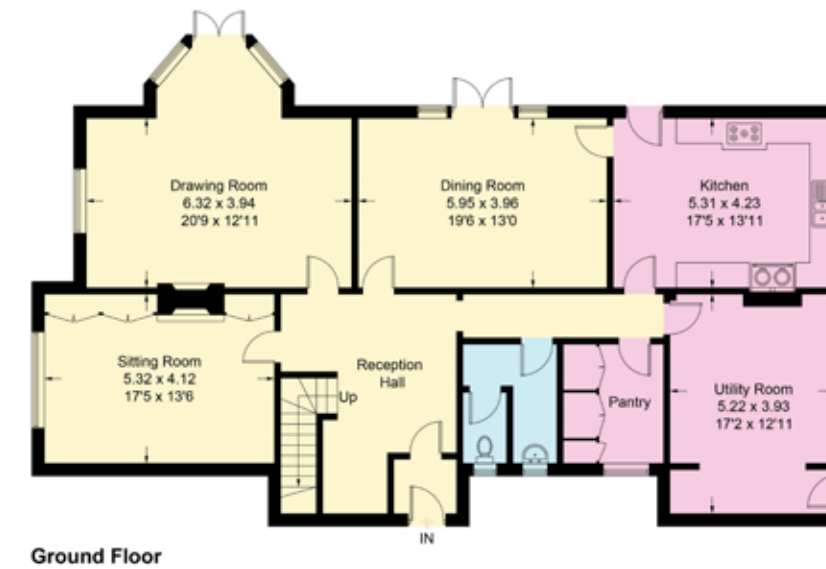
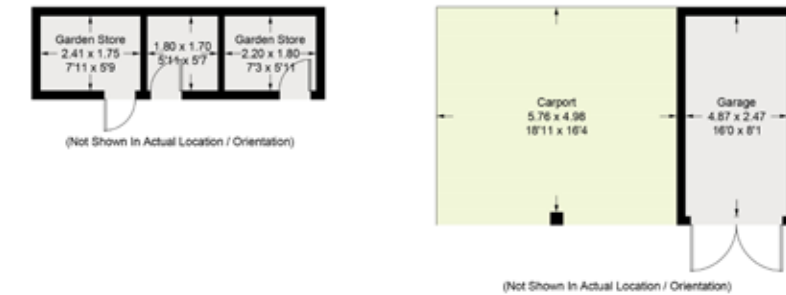


DIRECTIONS

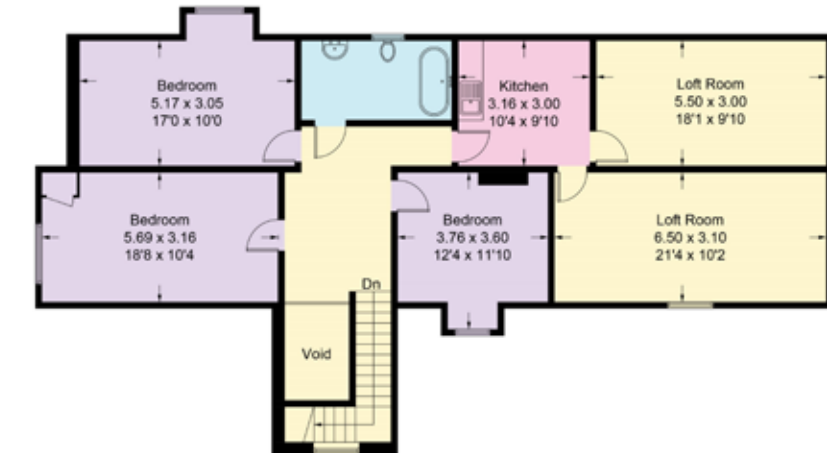
From Tenterden High Street, proceed in a south-westerly direction on the A28 towards Rolvenden and Northiam. At the end of the High Street, turn left onto Smallhythe Road (signposted B2082 to Rye). Continue for 3.9 miles then, at the small triangle of grass, turn left onto Wittersham Road (signposted Rolvenden and Rolvenden Layne). Continue on the B2082 for just under one mile then turn right (by the stone monument) onto The Street (signposted village hall, church and school). The entrance to The Old Rectory will be found after a short distance on the left-hand side.

www.what3words.com/fillings.twirls.inches

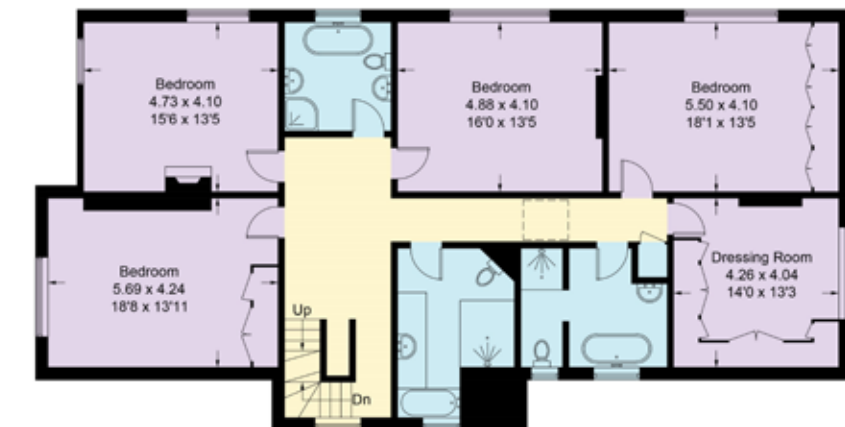




Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 446.0 sq m / 4801 sq ft (excluding void)
 Outbuildings = 23.6 sq m / 254 sq ft
 Total = 469.6 sq m / 5055 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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