



Newcroft, Wittersham, TN30 7EJ

£675,000



Well-presented four bedroom detached family home with three reception rooms, en-suite and master bathroom, garden room and detached garage and workshop with studio above, located on the edge of the popular village of Wittersham.

The accommodation offers a useful entrance porch leading to the hall with stairs to first floor and doorway leading to a bright double aspect sitting room with French doors out to the rear patio and a striking feature fireplace with stove and porthole windows.

Further doorways from the hall lead to a spacious dining room with window overlooking the front, utility room fitted with a range of wall and base units and access to a ground floor cloakroom with WC, and to the breakfast room with large window overlooking the rear garden, open to the recently installed kitchen with a range of traditional shaker style wall and base units and glazed door out to rear garden.

The first floor landing leads to a generous master bedroom with window offering views over the surrounding countryside, a fully tiled en-suite shower room and walk in wardrobe, three further double bedrooms and the family bathroom with suite comprising of bath with shower above, sink with vanity storage beneath, WC with concealed cistern and heated towel rail.

Externally the south facing rear garden offers a generous brick patio with lawn area and an array of well stock beds, with access into a garden room.

Side access leads to a further seating area and on to the front driveway with five bar gate offering parking for multiple vehicles and leading to a detached timber garage with workshop and external stairs leading to a studio area above.

The property is in the popular of the village of Wittersham offering a range of facilities including primary school, recreational ground, public house, community market, general store, hairdressers and village hall. Peasmarsh village is within 3.5miles, which offers Jempson's supermarket.

The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Ashford International Station (16 miles) offers the high speed service to Stratford and London St Pancras (37 minutes). Headcorn station (13 miles) provides a commuter service into London Bridge, Waterloo East, and Charing Cross in just under one hour.

Tenure - Freehold

Services – Mains water, sewerage, electricity, and Oil-fired central heating

Solar panels and home alarm system

Broadband – Average Broadband Speed 16mb – 32mb

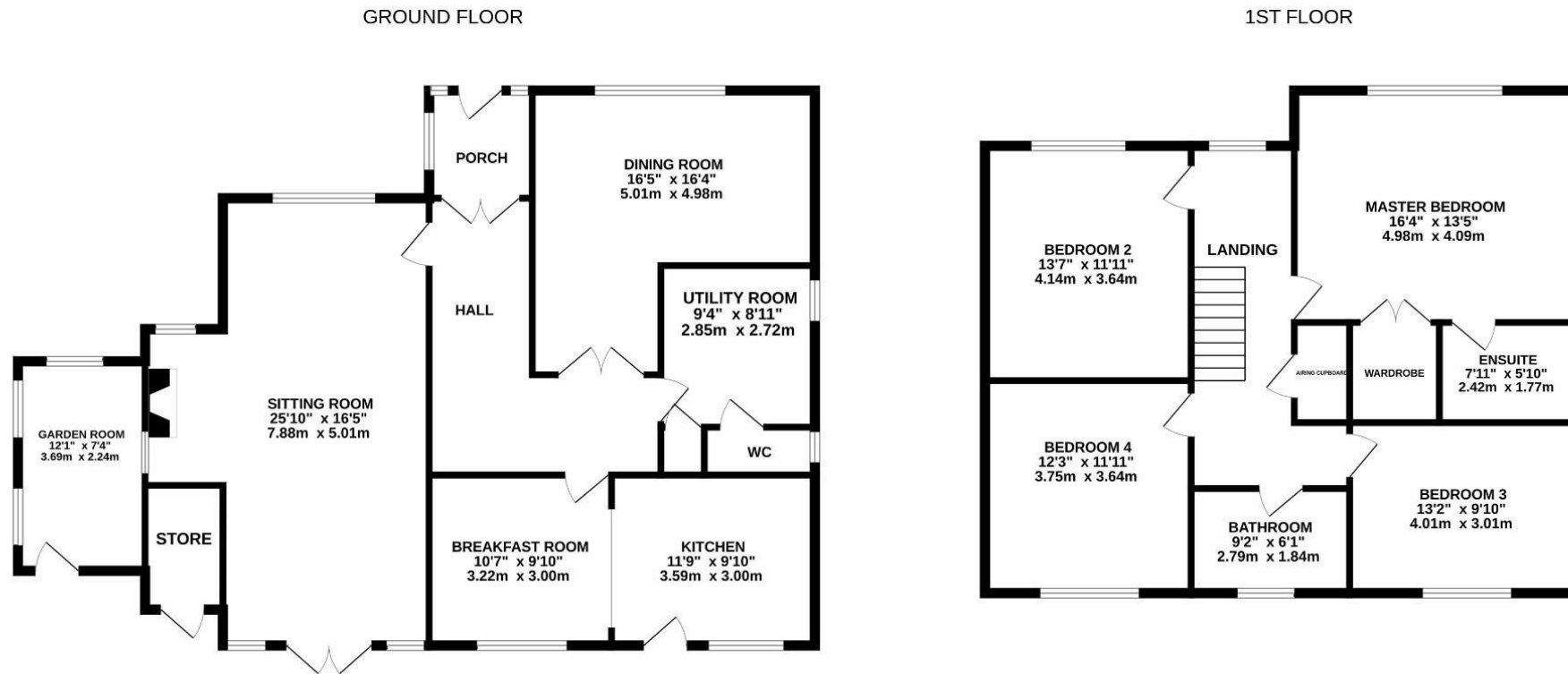
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low



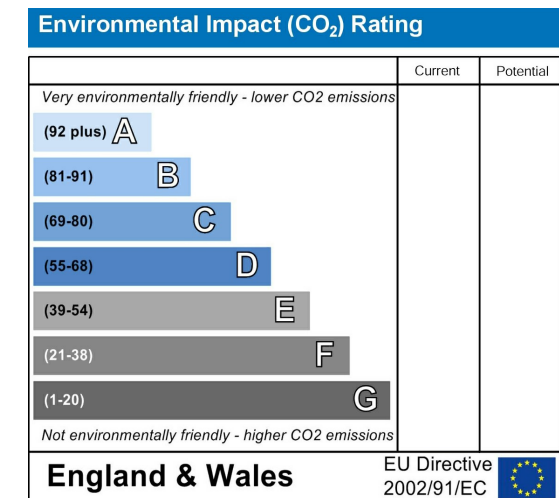
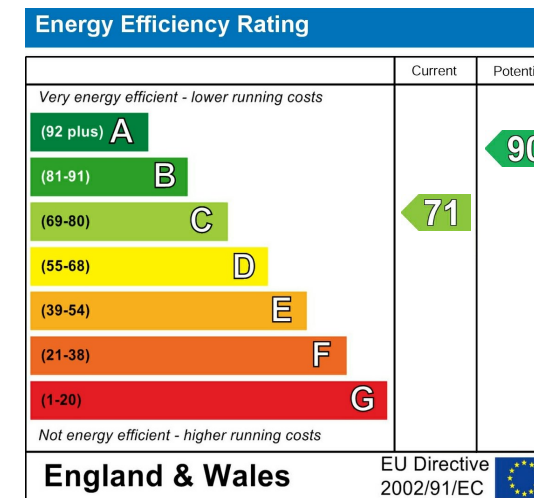


Tenure: Freehold
Council Tax Band: F



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.
Made with Metropix ©2024

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE AND FAMILY BATHROOM
- THREE/FOUR RECEPTION ROOMS
- PRIVATE ESTABLISHED SOUTH FACING GARDEN
- GENEROUS DRIVEWAY AND DOUBLE GARAGE WITH STUDIO ABOVE
- POPULAR VILLAGE LOCATION
- EPC RATING C - COUNCIL TAX BAND F



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.