



Oaklea, Peening Quarter Road,
Wittersham, TN30 7NP

Guide Price £650,000 - £700,000



GUIDE PRICE £650,000 - £700,000. A deceptively spacious, extended detached family home offering three/four bedrooms, three bathrooms, and a spacious kitchen/dining room with striking countryside views, situated in a semi-rural position on the outskirts of the popular village of Wittersham.

The well-presented accommodation offers an attractive entrance hall with stylish oak and glass stairs and storage cupboard beneath, access to the ground floor bedroom/study with jack and jill en-suite and doorway leading to the bright kitchen/dining room with stunning panoramic views over the surrounding countryside.

The kitchen is fitted with a range of wall and base units in contrasting colours with stone worksurfaces, curved end peninsular, glazed door out to garden, two integrated single ovens, integrated, fridge, freezer, washing machine, electric hob with extractor above, wine cooler and dishwasher. The generous dining area is perfectly positioned to enjoy the views with its picture window and bi-fold doors opening the space to out to the garden.

From the dining area, glazed oak doors lead through to the extended sitting room with feature log burning stove, stunning oak vaulted ceiling and full height window, with further picture window and views.

The first-floor landing features Velux windows with striking views and leads on to the generous master bedroom with vaulted ceiling, modern en-suite shower room and balcony, a second double bedroom, a third with high gloss built in wardrobes and the family bathroom.

Externally the property is approached via a five-bar gate leading onto a large gravel driveway providing off-street parking for several vehicles and leading to a tandem double garage.

The location and views are an absolute feature of this home. The rear garden is mainly laid to lawn with raised borders, log store and timber shed and a generous patio runs the full width of the property providing the perfect space to entertain. The garden is bordered by low level panel fencing with trellis allowing uninterrupted views of the surrounding countryside.

The property is located on the outskirts of 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.

Well respected schools in the area include; Vinehall, Claremont, St Ronan's, Marlborough House, Benenden and Cranbrook. Wittersham has a local primary school and Tenterden offers further state primary and secondary schools.

Nearby Rye and Appledore train stations offer direct links to the high speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Tenure - Freehold
Services – Mains electricity, water and oil-fired central heating. Private Drainage.
Broadband – Average Broadband Speed 8mb – 1000mb
Mobile Phone Coverage – Poor – Good
Flood Risk – Very Low
EPC Rating D



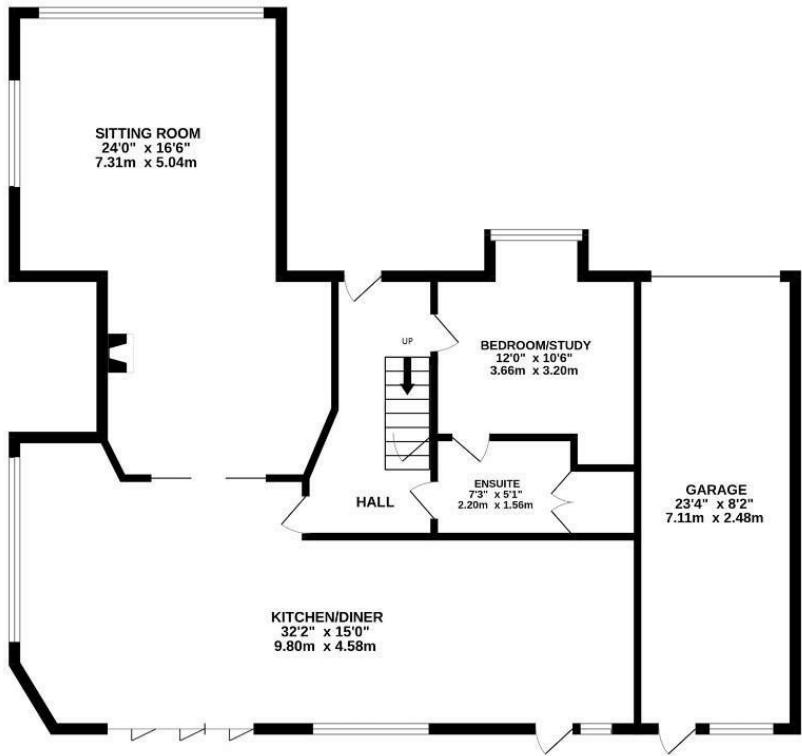


Tenure: Freehold
Council Tax Band: E

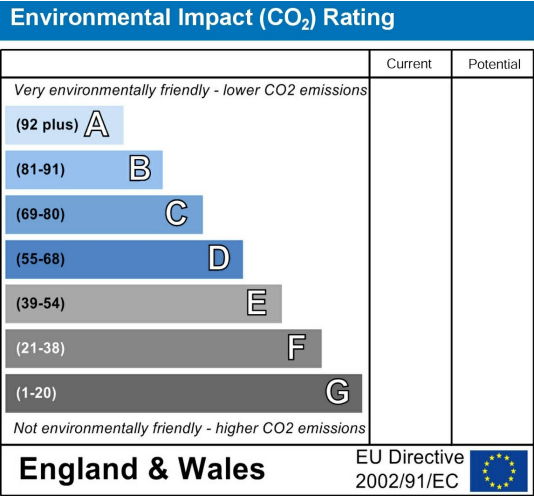
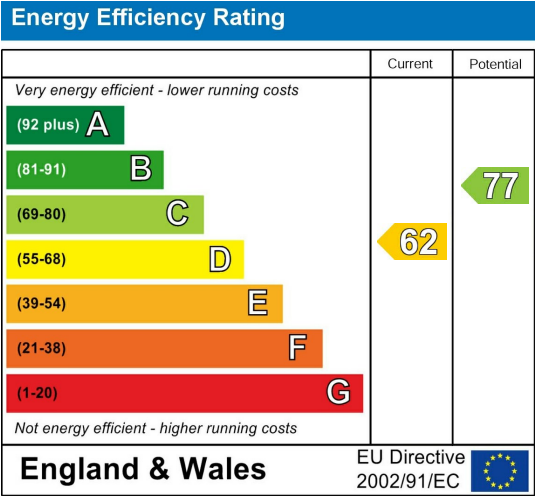
- DETACHED THREE/FOUR BEDROOM HOME
- KITCHEN/DINING ROOM WITH STRIKING VIEWS
- MASTER BEDROOM WITH ENSUITE AND BALCONY
- GROUND FLOOR BEDROOM WITH EN-SUITE
- FLEXIBLE RECEPTION ROOMS
- PRIVATE REAR GARDEN WITH COUNTRYSIDE VIEWS
- TANDEM DOUBLE GARAGE AND GENEROUS OFF-ROAD PARKING
- COUNCIL TAX BAND E

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.

1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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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