



Forge Meads, Wittersham, TN30 7PE

Guide Price £375,000 - £400,000



GUIDE PRICE £375,000 - £400,000. Beautifully presented semi-detached family home, recently refurbished throughout and offering three bedrooms, two reception rooms, enclosed landscaped rear garden and a double garage with driveway, situated in the popular village of Wittersham.

The accommodation offers an entrance porch leading to the inner hall with stairs to first floor and doorways leading to a bright double aspect sitting room with stylish panelled walls, window to the front and French doors to the rear leading out to the garden, and another into a spacious reception room ideal as a dining room but offering flexible use, which is open to a stunning kitchen, fitted with a range of shaker style wall and base units and complementing worksurface with further glazed door leading out to the rear garden.

The first floor offers the master bedroom and a second generous double bedroom and a good size third, all with feature panelled walls, a modern family bathroom with suite comprising of a bath with shower above and glass screen, basin with vanity beneath, built in shelves and heated towel radiator and a separate WC with hand basin.

Externally, the garden offers a generous space including a large deck with pergola that runs the width of the property, gravelled pathway and attractive circular patio adjacent to a raised lawn. Gateways lead to the front of the property, and to the rear where the double garage is located with driveway parking for two vehicles, with further unrestricted road parking available.

The property is located 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. Wittersham has a local primary school and Tenterden offers further state primary and secondary schools.

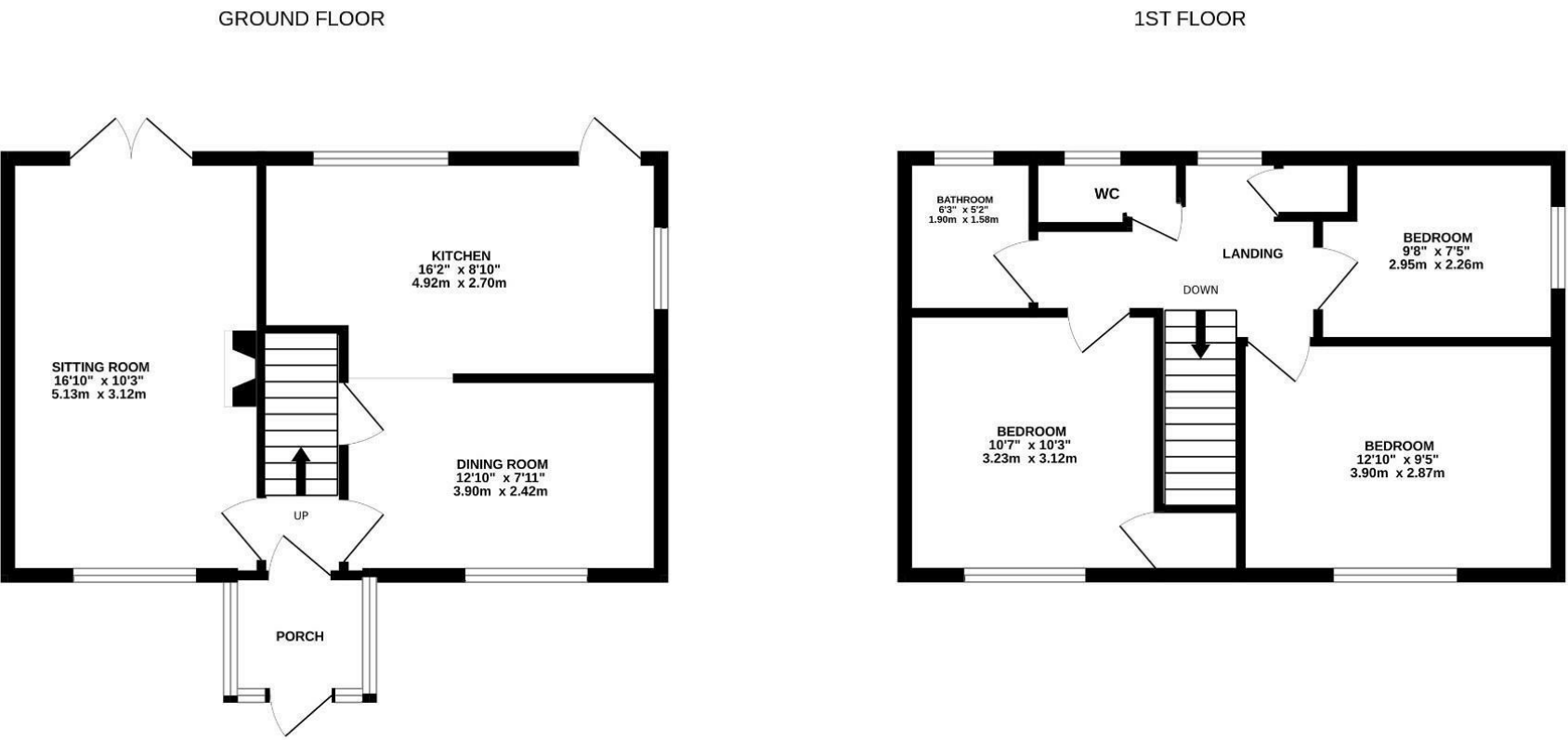
Nearby Rye and Appledore train stations offer direct links to the high-speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Tenure - Freehold
Services – Mains electricity, water & drainage. LPG central heating.
Broadband – Average Broadband Speed 19mb – 72mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
EPC Rating E



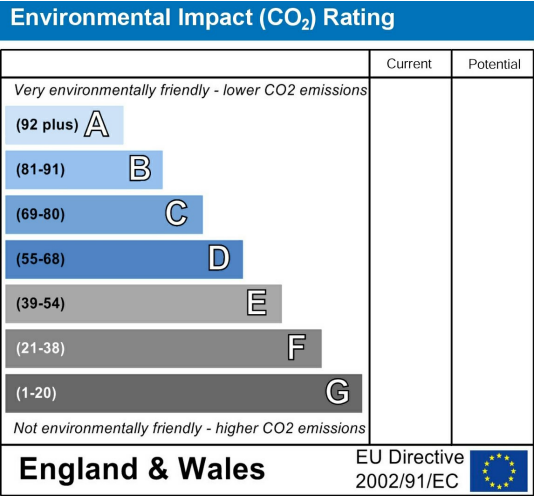
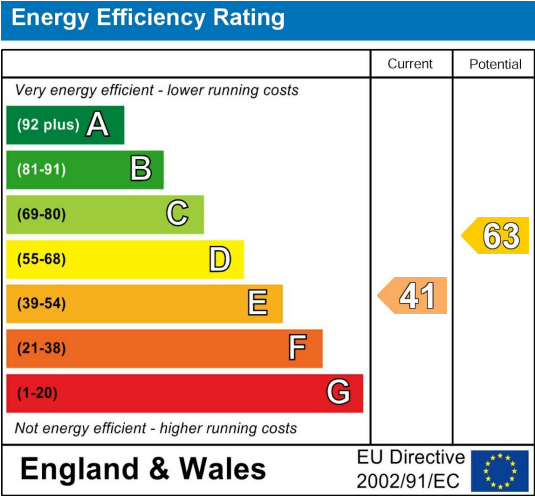


Tenure: Freehold
Council Tax Band: C



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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- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- RECENTLY REFURBISHED THROUGHOUT
- ENCLOSED LANDSCAPED REAR GARDEN WITH PERGOLA
- DOUBLE GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO PRIMARY SCHOOL AND AMENITIES



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.

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