



HUNTERS[®]

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WITTERSHAM | Guide Price £500,000 - £550,000
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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.



A deceptively spacious detached family home offering three double bedrooms, family bathroom, ground floor shower room and long private garden with home office/studio, situated in the popular village of Wittersham.

Built in the late 1930'S, Smiting Cottage, 46 Poplar Road is a detached former gardener's cottage that offers deceptive accommodation comprising of entrance hall with stairs to first floor leading to the sitting room with attractive brick fireplace and wood burning stove and large southerly facing window overlooking the front. A doorway leads through to the dining room with fireplace and solid fuel Rayburn which opens onto the kitchen/breakfast room offering a range of beech style wall and base units with black laminate worksurfaces and composite sink, window overlooking the rear garden and peninsula separating the dining area with double doors leading out to the conservatory overlooking the garden with French doors out to the paved terrace.

Accessible from the kitchen is a useful utility room with stainless steel sink and space for washing machine and tumble dryer with doorways leading back to the dining room, a ground floor shower room with walk in shower, basin and WC, and another out to the rear garden.

The first-floor landing leads on to the master bedroom and second double bedroom, both double aspect with attractive fireplaces, a third bedroom with window overlooking the rear, and the fully tiled family bathroom with jacuzzi bath and shower above, hand basin on washstand and WC.

Externally the property is approached via a five-bar gate leading onto a generous gravel driveway providing off-street parking for several vehicles. To the rear, the long garden is predominantly laid to lawn with mature trees and shrubs and a large paved terrace that offers the perfect entertaining area. To the rear of the garden is a studio room / home office and brick pathway leading to a timber shed.

Services: Mains Water, Drainage, and Mains Electricity, Oil Central Heating

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.

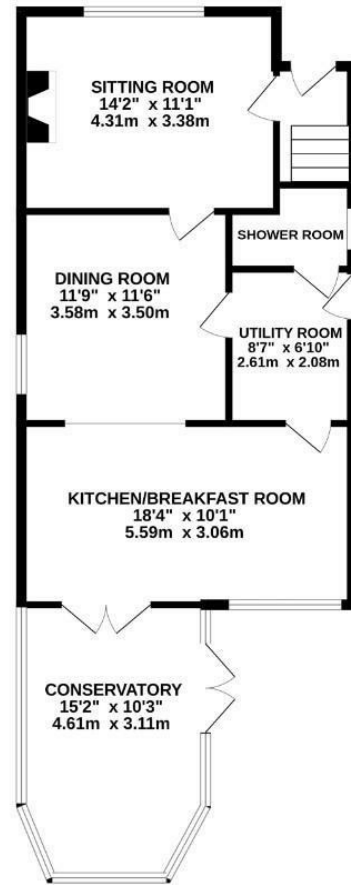
The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine 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.

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.

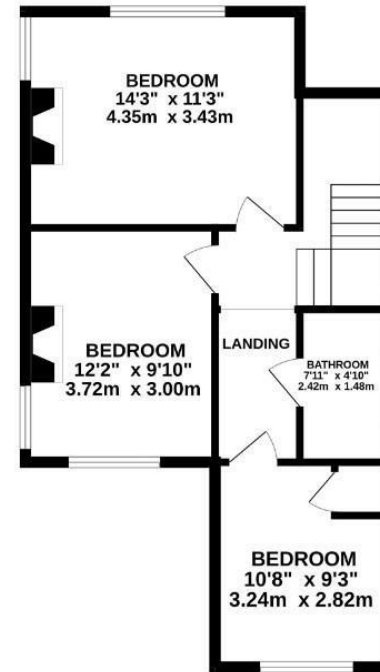
Nearby Rye and Appledore train stations offer direct links to the high speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



GROUND FLOOR



1ST FLOOR



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 misstatement. 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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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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