



'Our Focus Determines Your Reality'



Poplar Road
Wittersham
Kent
TN30 7PD



Entrance Lobby * Drawing Room * Dining Room
Breakfast/Family Room * Garden Room * Cloakroom

Five Double Bedrooms, Two Ensuite
Study/Dressing Room * Family Bathroom

Stunning Garden and Grounds just under 0.75 Acre * Summer House
Double Cart Lodge with EV Charger * Driveway Parking



DELIGHTFUL GRADE II LISTED FARMHOUSE

Situated in the heart of the village of Wittersham this delightful Grade II Listed Farmhouse is believed to date from the 16th century and has been in the same family for the last 45 years. Sitting in well-kept garden and grounds of just under 0.75 acre, the farmhouse is full of character where exposed beams and inglenook fireplaces sit comfortably alongside modern kitchen appliances and well-appointed bathrooms.

The accommodation consists of an entrance lobby, triple aspect drawing room with inglenook fireplace and doors to the garden, double aspect dining room with fireplace and door into the garden room, a breakfast/family room with inglenook fireplace, kitchen with door to the garden and a cloakroom on the ground floor.

On the first floor there are three double bedrooms each with a fireplace, one has an ensuite bathroom and interconnecting study/dressing room, ideal as a principal bedroom suite, there is also a family bathroom. On the second floor there is a vaulted double bedroom with ensuite bath and shower room and a further double bedroom.

Outside a brick wall borders the front of the property with mature hedging and trees. Wrought iron gates open onto a brick drive leading to a double cart lodge. The garden is predominantly laid to lawn with areas of terracing, well-established flower and shrub beds, a variety of mature trees, a pond, a Summerhouse, walkway with rose pergola and paths winding through the grounds.



WITTERSHAM

The village of Wittersham boasts a primary school, village hall, parish church and recreation ground. A short drive away is Tenterden where the tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

A short drive in the opposite direction is the Cinque Port of Rye with its picturesque, cobbled streets providing an eclectic shopping experience, many restaurants and hostelrys offering refreshment and the bustling harbour.

SCHOOLS AND CONNECTIONS

There are a number of well-regarded public and state schools available in the area catering for children of all ages.

Mainline Rail Services from Ashford to London St Pancras take under 40 minutes using the High-speed service which is in addition to train services from Headcorn to Charing Cross, London Bridge and Cannon Street.



SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooking.

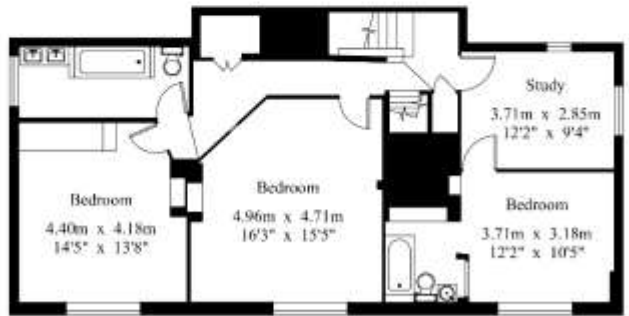
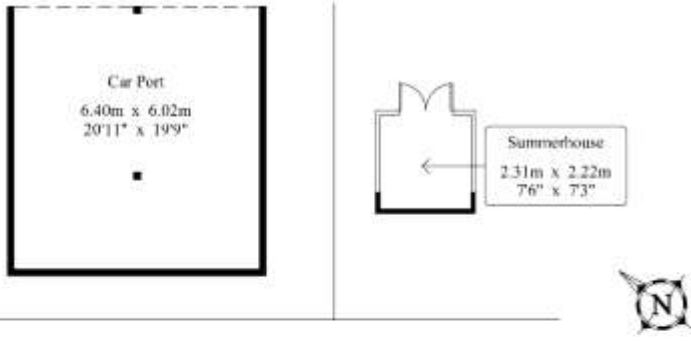
Ashford Borough Council - Council Tax Band E

EPC Rating: n/a

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Poplar Farmhouse

House - Gross Internal Area : 312.1 sq.m (3359 sq.ft.)
 Summerhouse - Gross Internal Area : 5.1 sq.m (54 sq.ft.)
 Car Port - Gross Internal Area : 38.2 sq.m (411 sq.ft.)





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