



'Our Focus Determines Your Reality'



Swan Street  
Wittersham  
Kent  
TN30 7PH



Entrance Hall \* Sitting Room \* Music Room  
Kitchen/Dining Room \* Utility Room \* Cloakroom

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Principal Bedroom with Ensuite  
Three Further Double Bedrooms, One Ensuite  
Additional Bedroom/Study \* Family Shower Room

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Attractive Garden \* Driveway Parking



## ATTRACTIVE DETACHED FAMILY HOME

Completed to a very high standard and presented in immaculate order throughout, this stylish, well-proportioned family home was finished in 2013, and is situated in an Area of Outstanding Natural Beauty, on a sought-after road in Wittersham.

The accommodation consists of an entrance hall, a double aspect sitting room with feature log burning stove and tri-fold doors opening to the terrace, a music room, kitchen/dining room with pantry, an island on wheels for greater flexibility, and tri-fold doors to the terrace creating an ideal space for entertaining; a utility room and cloakroom with feature wallpaper complete the ground floor.

On the first floor there is a spacious landing which leads to the principal bedroom with views over the adjoining field, built-in storage and an ensuite shower room. There are three further very individual double bedrooms, one with an ensuite shower room, a bedroom/study, and a family shower room.

Outside, there is a brick driveway providing ample off-road parking. The enclosed garden to the rear is laid to lawn with established planting and a covered raised terrace from which to enjoy the view. A gate in the fence leads to a footpath which leads to the Church, centre of Wittersham in one direction and nice walks in the other.



## 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 hostleries offering refreshment and the bustling harbour.

## SCHOOLS AND CONNECTIONS

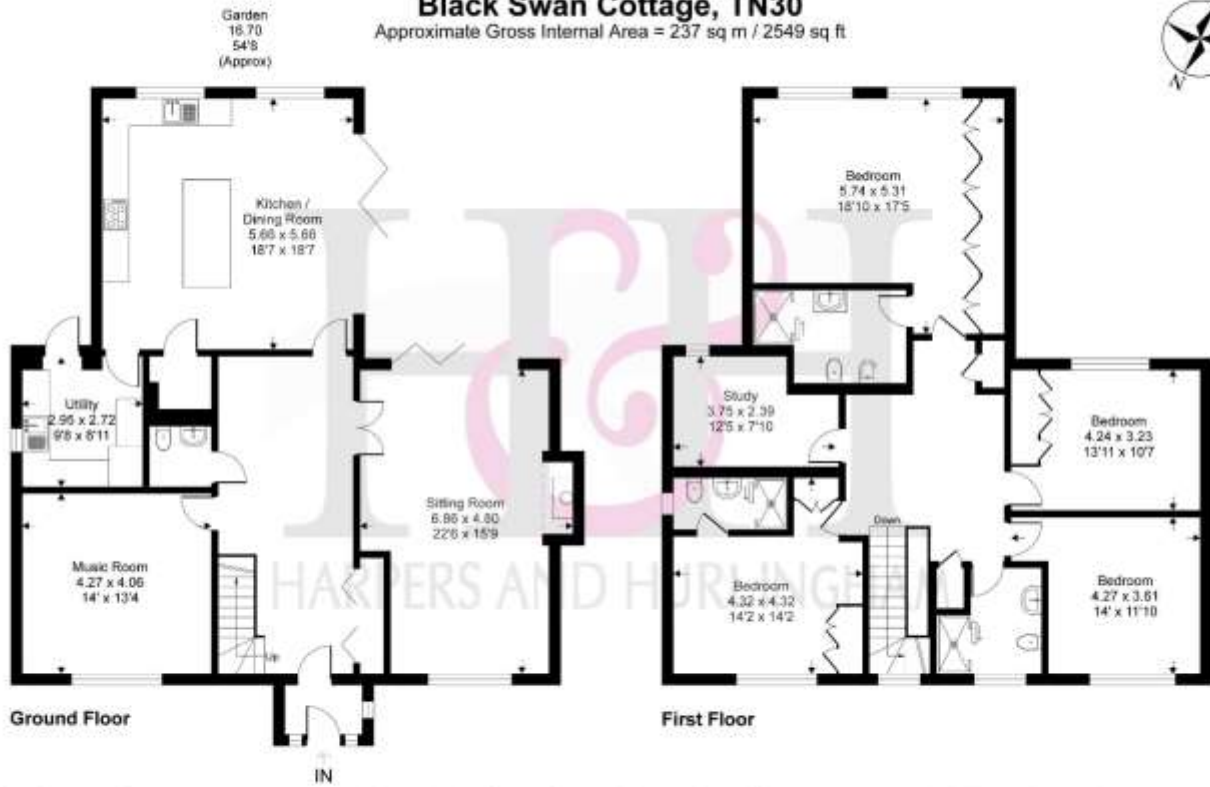
There are a number of well-regarded public and state schools available in the area catering for children of all ages.

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.



## Black Swan Cottage, TN30

Approximate Gross Internal Area = 237 sq m / 2549 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### SERVICES

Mains electricity, water and drainage. Oil fired polypipe underfloor heating throughout the house.

Ashford Borough Council - Council Tax Band G

EPC Rating: C – full details available on request.

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



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