



'Our Focus Determines Your Reality'



Ham Green
Wittersham
Kent
TN30 7EG



Sitting Room * Dining Room * Kitchen/Breakfast Room
Shower Room * Boot Room

Principal Bedroom with Ensuite
Two Further Double Bedrooms, One Ensuite

Annexe – Sitting Room * Dining Room * Sun Room * Kitchen
Two Double Bedroom * Shower Room

Grounds Approximately 0.65 Acres * Double Garage



STUNNING PERIOD FARMHOUSE AND ANNEXE

Situated on the outskirts of the popular village of Wittersham and dating from the 18th century with later additions, this stunning period farmhouse occupies a rural location with views across the unspoilt Rother valley AONB.

This stylish elegant home consists of a triple aspect sitting room with fireplace and log burning stove, dining room with door to the outside, kitchen/breakfast room with tri-fold doors opening into the garden, a boot room with a door to outside, and a shower room on the ground floor.

On the first floor, the principal bedroom enjoys the countryside views with the additional feature of the ensuite bathroom, with brass roll-top bath. There are two further double bedrooms, one with a spacious ensuite bathroom.

The adjoining, self-contained annexe provides the ideal opportunity for multi-generational living or as an income source through the holiday rental market.



The accommodation in the annexe consists of a double aspect sitting room with fireplace with log burning stove and opens into the dining room with a fireplace and a door into the sunroom which in turn opens into the garden, the ground floor is completed by a fitted kitchen.

On the first floor there is a double aspect principal bedroom, a further double bedroom, and a family shower room.

The farmhouse sits in approximately 0.65 acres of gardens. A stone path dissects the lawn to the front of the house and then wraps around property as well as leading to the detached double garage. The delightful garden compliments the house with its sculpted lines, well-stocked flower and shrub beds, mature trees and circular stone terrace overlooking the unspoilt Rother Valley ANOB. A corner of the garden has been fenced and is dedicated to a natural pond, ideal for attracting the local wildlife.







WITTERSHAM

The village of Wittersham boasts a primary school, village hall, parish church, recreation ground and public house. 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 hostelryes offering refreshment and the bustling harbour.

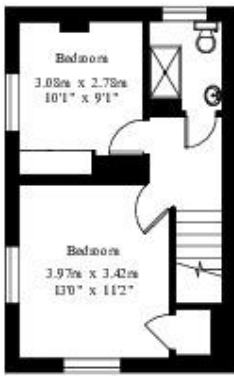
SCHOOLS AND CONNECTIONS

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.







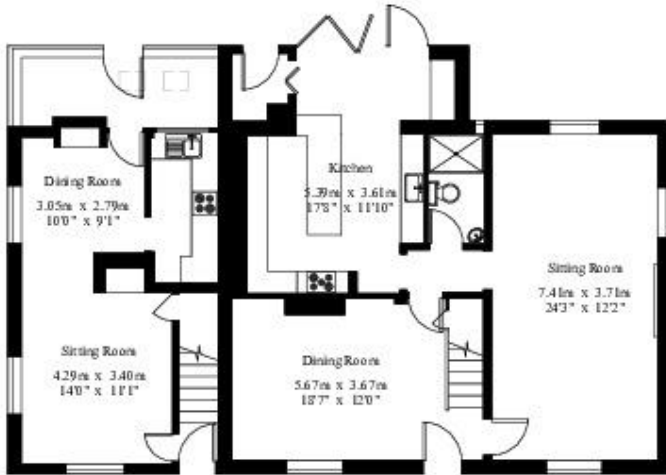
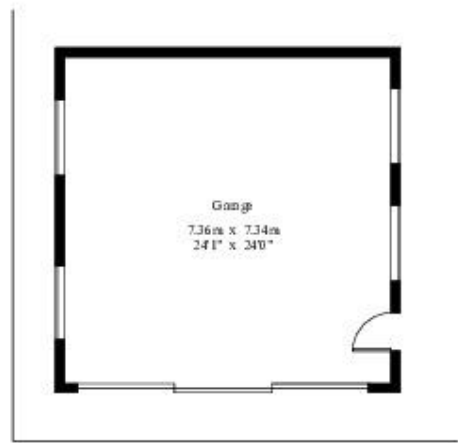
Annexe First Floor

Cooks Farm House

House - Gross Internal Area : 149.7 sq.m (1608 sq.ft.)

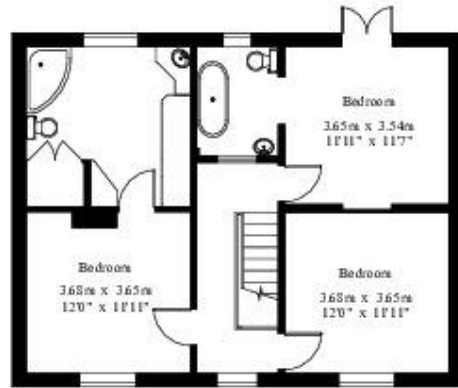
Annexe - Gross Internal Area : 74.4 sq.m (800sq.ft.)

Garage - Gross Internal Area : 53.8 sq.m (579sq.ft.)



Annexe Ground Floor

Ground Floor



First Floor



SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

EPC Rating: D – full details available on request

Ashford Borough Council - Council Tax Band E

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com