



‘Our Focus Determines Your Reality’



Stocks Road
Wittersham
Kent
TN30 7ER



Sitting Room * Family Room * Kitchen/Dining Room * Cloakroom

Master Bedroom Ensuite * Two Further Bedrooms * Study
Family Bathroom

Delightful Garden * Terrace * Double Garage with Storage Above



CHARMING UNLISTED PERIOD COUNTRY HOME

Believed to date from the mid 1700s with later additions, this charming period country home is unlisted. Full of character with many period features, the house enjoys a rural aspect with views over the adjoining countryside and is located on the outskirts of the popular village of Wittersham.

The accommodation consists of an entrance hall, sitting room with fireplaces at either end of the room, a family room with fireplace and doors to the terrace, a kitchen/dining room with red brick floor and Aga and a cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower room, two further double bedrooms, a study, sitting area and family bathroom.

Outside a path leads through a mature hedge, across the lawned garden to the front and around to the side of the house. A driveway leads to the double garage with storage above and garden store attached. The garden to the rear is laid to lawn again bordered with the mature hedge, a brick terrace with pergola and raised stone flower bed. The garden adjoins farmland providing far reaching countryside views.



WITTERSHAM

Located in the village of Wittersham which 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.

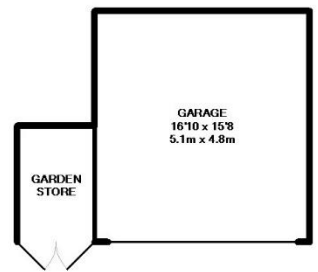
A short drive in the opposite direction is the Cinque Port of Rye with its picturesque cobbled streets providing an eclectic shopping experience, many restaurants and hostelries offering refreshment and the bustling harbour.

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 to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.





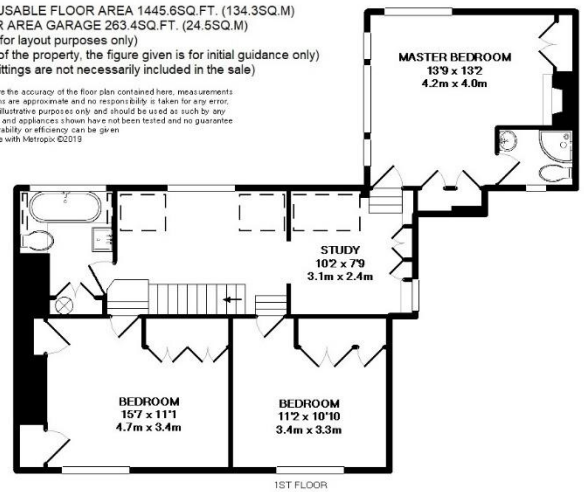
**KITCHEN/
BREAKFAST ROOM**
20'1" x 9'5"
6.1m x 2.9m

SITTING ROOM
27'1" x 11'3"
8.3m x 3.4m

DINING ROOM
14' x 11'11"
4.3m x 3.6m

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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