



'Our Focus Determines Your Reality'



Wittersham Road  
Wittersham  
Kent  
TN30 7PX



Drawing Room \* Dining Room \* Play Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom \* Boot Room  
Cellar with Natural Light

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Master Bedroom with Ensuite and Dressing Area  
Three Further Double Bedrooms \* Family Bath/Shower Room  
Two Attic Rooms

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Grounds Approximately 5 Acres \* Sub-Circular Partially Filled Moat  
Island with Ornamental Lake \* Workshop \* Open Two Bay Garage  
Gardeners W.C.



## STUNNING GRADE 11 LISTED FARMHOUSE AND SCHEDULED MONUMENT

This stunning Grade II Listed farmhouse, on the outskirts of Wittersham, includes a Scheduled Monument in the form of a Sub-Circular partially filled Moat. An island sits within the moat which other than an ornamental lake is undisturbed and believed to contain remains of significant archaeological interest.

Sitting within attractive gardens and grounds of approximately 5 acres, the farmhouse itself adjoins, although, is not within the scheduled monument listing and is believed to date back to the 17th century with later additions including an 18th century façade and boasts many period features throughout.

The accommodation consists of an entrance leading to a double aspect drawing room with inglenook fireplace and door to the garden, an inner hall then has stairs leading to the cellar which boasts natural light, a play room which leads to the boiler room, then up a few steps into the study which in turn opens into the double aspect dining room which leads down a few steps into the kitchen/breakfast room. There is also a utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite bath and shower room, a dressing area and stairs to one of the attic rooms, there are a further three double bedrooms and a family bath and shower room. Additional stairs lead to the second attic room.



## 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.

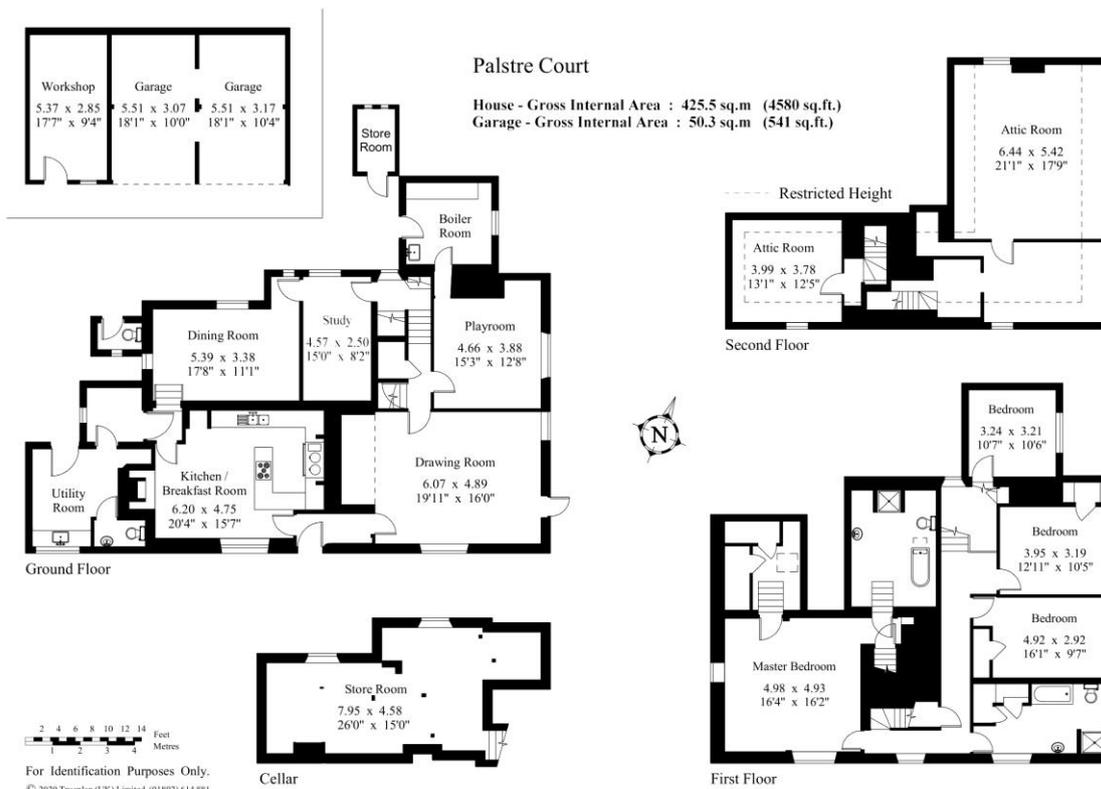
A short drive in the opposite direction is the Cinque Port of Rye with its picturesque cobbled streets providing an eclectic shopping experience, many restaurants and hostleries offering refreshment and the bustling harbour.

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





## SERVICES

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

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

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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