



1 The Meadows,  
Wittersham, Kent TN30 7NZ

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## Offers in excess of £725,000

1 The Meadows offers the opportunity to acquire an attractive and most spacious five bedroom detached house with a large level garden and wonderful countryside views, situated within a select private cul-de-sac, close to the heart of the sought after village of Wittersham. It also benefits from being a short drive from the Cinque Port towns of Tenterden and Rye with their superb array of shops and amenities, as well as good schools and transport links.

This stylish, well-proportioned home, which offers just under 2,000 square feet of accommodation, is presented to the market in immaculate order throughout.

There is an elegant sitting room and separate dining room, kitchen / breakfast room with snug area, utility, study / hobby room and cloakroom on the ground floor, and on the first floor, a family bathroom and five bedrooms, one of which has an en-suite.

Outside, a driveway provides parking for up to four cars in front of a detached double garage. Viewing is highly recommended.

- Substantial detached 5 bedroom family home
- Part of select development built 21 years ago
- Immaculately presented accommodation throughout
- 23' Sitting room with fireplace and wood burner
- Beautifully maintained large level garden to rear
- Driveway providing parking / Detached double garage
- Walking distance of village centre / local amenities
- Cinque Port towns of Tenterden and Rye close by
- Wide choice of good local schools including Grammars

**SITUATION:** 1 The Meadows enjoys a quiet semi-rural location on the edge of the popular village of Wittersham. This sought after rural village offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property.

The village is about 3.5 miles from Peasmarsh which offers Jempsons, the well known independent supermarket. Nearby Tenterden (about 6 miles) offers a comprehensive range of shopping, leisure and health facilities. The coast and the Cinque Port town of Rye is only a short drive away. A bus service links the surrounding towns and villages and Ashford offers Eurostar trains departing for the continent as well as the regular high-speed service to Ebbsfleet, Stratford and London St Pancras ( about 40 minutes).

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**The accommodation comprises the following with approximate dimensions:** **ENTRANCE HALL** 14' 0" x 13' 11 max". The front door opens into a welcoming, spacious hall giving access to all the other rooms, barring the utility. Stairs to first floor. Under stairs cupboard. Tiled floor.

**SITTING ROOM** 23' 2" x 12' 3 max" The elegant sitting room has a grand, but warm feel. The stone fireplace with its wood burning stove provides a focal point for the room. The large picture window to the front and bay window to the side bring in lots of natural light. French doors to the rear give access to the lovely rear garden beyond.

**DINING ROOM** 16' 2" x 10' 6 max" French doors from the hall open into the light, bright dining room which has a wonderful bay giving 180-degree views over the rear garden. This bay offers the opportunity, subject to the necessary permissions, for someone should they wish, to open up this space into the garden.

**KITCHEN / BREAKFAST ROOM** 23' 2" x 10' 0 max" A well fitted kitchen comprising a range of base cupboards with laminate worktops and matching wall units. Stainless steel sink unit. Appliances include integrated eye level Bosch double oven (electric), gas hob (LPG), fridge / freezer and dishwasher. Useful built-in breakfast table. Window to front with lovely countryside views. To the rear is an open area, currently used as a snug, with double doors onto the garden. Door to utility.

**UTILITY** 8' 3" x 5' 3" A useful room with space and plumbing for a washing machine and drier. Work top with sink and cupboard. Space for additional white goods. Boiler. Door to outside.

**STUDY / HOBBY ROOM** 10' 1" x 9' 4 max" Positioned at the front with a window overlooking fields, this useful room could serve as a study, hobby room, playroom or snug.

**CLOAKROOM** Low level w.c. pedestal wash basin. Rear window.

**FIRST FLOOR LANDING** Stairs lead to a first-floor landing where there is an airing cupboard and loft hatch with pulldown ladder leading up to a **LARGE LOFT** providing a very useful storage area.

**PRINCIPAL BEDROOM** 18' 7" x 11' 6 max" This beautiful room, with its generous built-in storage and traditionally styled en-suite has the feeling of a luxury hotel suite. Large picture window to rear overlooking garden.

**EN-SUITE BATHROOM** Panelled bath with mixer tap and hand-held shower attachment; shower cubicle; low level w.c.; bidet; wash basin with mixer tap; heated towel rail. Part tiled walls. Window to rear.

**BEDROOM 2** 12' 3" x 11' 2 max" A spacious double bedroom with built-in storage and window giving lovely countryside views.

**BEDROOM 3** 11' 10" x 11' 0 max" A light, sunny double bedroom with window to the rear and built-in storage.

**BEDROOM 4** 9' 9" x 8' 7" A good size fourth bedroom with beautiful countryside views from the window.

**BEDROOM 5 / STUDY** 9' 5" x 6' 8" Currently used as a study, this fifth bedroom could very easily be turned into an en-suite for Bedroom 2 if desired (subject to the necessary permissions)

**FAMILY BATHROOM** Comprises: Panelled bath with mixer tap and hand held shower attachment; shower cubicle; pedestal wash hand basin and low level w.c. Part tiled walls. Window to front.

**OUTSIDE** Set within a private, select cul-de-sac, this property has much kerb appeal. To the front, a mature hedge gives a good degree of privacy and to the side a driveway provides parking for up to four cars in front of a detached **DOUBLE GARAGE**. To the rear, the beautiful southeast facing garden is a delight. While there is a large, grassed area for the enjoyment of children, there are also areas of mature planting and various paved patios, strategically placed to take advantage of both the sun and the shade.

**NOTE:** In addition to the above, the property has part ownership of a neighbouring three-acre field providing a pleasant facility for the residents (shared with the other 8 properties in the cul-de-sac) for which there is an annual management fee payable (£480 in 2020).

**SERVICES** Mains water and electricity and drainage. LPG gas (tank buried in garden). EPC: .

**AGENTS NOTE** Please be advised that a planning application has been submitted for the erection of 7 dwellings on land at the junction of Poplar Road and The Meadows, Wittersham, with access from Poplar Road. Details of this application can be viewed on the Ashford Borough Council website at [planning.ashford.gov.uk](http://planning.ashford.gov.uk) (reference number 21/01020/AS). We understand this will not impede the countryside views that are currently enjoyed.





Total area: approx. 206.8 sq. metres (2226.2 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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