



**St Lukes Hall,
The Street, Wittersham, Kent TN30 7EA**

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Offers in excess £425,000**

Situated in a quiet location just a short walk from the centre of the picturesque village of Wittersham, this characterful unlisted 3 double bedroom attached period property offers everything you can imagine from a semi-rural retreat, and yet is conveniently positioned just 6 miles away from the Cinque Port towns of Tenterden and Rye.

Originally a community hall for local arts and crafts, this unique property, which has wonderful views over the ancient Parish Church behind, has been sympathetically converted and is now a most warm and welcoming home. Internally, there is a very large open plan living area with fireplace, a country style kitchen, useful cloakroom and entrance hall. To the first floor, there is a pretty landing, a large principal bedroom, 2 further good size bedrooms and a family bathroom.

The property also benefits from a small landscaped courtyard garden which has beautiful views of the church. Viewing is highly recommended.

Unlisted attached period village property

Three good size double bedrooms

Large open plan living area with fireplace

Pretty courtyard garden with views of Church

Good second home / "Lock up & leave" property

Tenterden and Rye approx. 6 miles distant

Short drive to Camber Sands & Rye Harbour

Many lovely countryside walks on doorstep

Wide choice of good local schools. High speed rail link from Ashford

SITUATION: St Lukes Hall enjoys a quiet location in 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 Jempons, the well-known independent supermarket. Nearby Tenterden (approx. 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 the regular high-speed service to Ebbsfleet, Stratford and London St Pancras (a journey of about 40 minutes).

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The accommodation comprises the following with approximate dimensions:

ENTRANCE HALL 12' 1" x 5' 3 max" The front door opens into a welcoming hallway which gives access to all the downstairs rooms and the stairs to the first floor.

CLOAKROOM Handily situated off the hall, this useful cloakroom comprises a pedestal wash basin, low level w.c. and heated towel rail. Large built-in cupboard.

KITCHEN 10' 1" x 9' 5 max" (3.07m x 2.87m) The lovely, light country style kitchen is well appointed with a range of wood base units with laminate work surfaces and matching wall mounted cupboards. White ceramic sink unit and drainer. Integrated Miele tumble dryer & AEG washing machine. Integrated dishwasher, fridge and freezer. AEG electric hob and built-in oven. One of two large windows gives wonderful views of the church while washing up!

OPEN PLAN LIVING AREA 23' 2" x 20' 4 max" (7.06m x 6.2m) This spacious, most impressive double aspect room, with its beautiful fireplace and character features, is most definitely the hub of this home.

Not only is there space for generous sitting and dining areas, but there would also be room for a study, library, hobby or play area if desired. Built-in under stairs cupboard. NB: We understand that there is a chimney from the fireplace which could make it possible to install a wood burning type stove if desired.

FIRST FLOOR LANDING Stairs from the ground floor lead up to a pretty landing which has been attractively designed to incorporate a small gallery area which has views of the church. Built-in shelving beside the stairs make a lovely focal point.

BEDROOM 1 21' 2" x 13' 0 max" (6.45m x 3.96m) This spacious and very calming principal bedroom is somewhere to relax at the end of a long day. Large, fitted wardrobe and cupboard. Windows to two sides and a velux bring in lots of natural light. Lovely views of church.

BEDROOM 2 10' 5" x 9' 2" (3.18m x 2.79m) This double bedroom has built-in storage and two attractive feature windows, one above the other.

BEDROOM 3 10' 1" x 9' 7" (3.07m x 2.92m) A light, bright double aspect bedroom with built-in cupboard and shelving.

FAMILY BATHROOM A beautiful traditional style bathroom comprising painted panelled bath with mixer tap, hand held shower attachment and fixed head shower over; marble vanity stand with inset wash hand basin and storage shelf below; low level w.c and heated towel rail.

OUTSIDE The property is approached along a quiet street which leads out from the centre of the village. A gate leads you through the pretty courtyard garden to the front entrance of the house. Although not large, careful thought has gone into the planning of this garden, which provides different areas of interest. A seating area gives beautiful views of the church. Parking is available in the public car park area adjacent to the property on a 'first come, first served' basis.

SERVICES Mains water, electricity and drainage. Heating is via Dimplex duo night storage heaters on Economy 7. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: E.



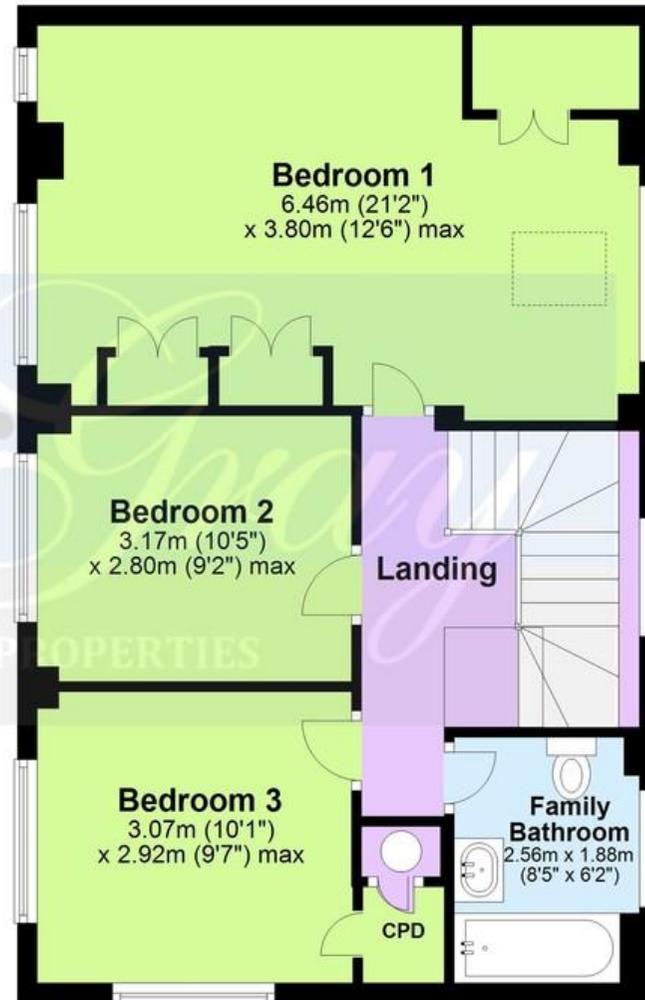
Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 134.6 sq. metres (1448.8 sq. feet)

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