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WITTERSHAM

Cob House, 3 Swan Street, Wittersham, TN30 7PH

Guide Price £575,000 - £600,000

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GUIDE PRICE £575,000 - £600,000. Spacious and well-presented detached family home offering four bedrooms, two bathrooms, three reception rooms, gated driveway and double garage, located on a sought-after lane in the popular village of Wittersham.

The welcoming accommodation offers an entrance hall with doorways leading to a study and dining room to the front of the property, a useful cloakroom with WC and a bright double aspect sitting room with feature fireplace and French doors overlooking and leading out to the rear garden.

A further doorway leads to the kitchen, fitted with a range of traditional style wall and base units with complementing granite effect worksurface, integrated fridge freezer, dishwasher, double oven and electric hob with extractor above, and is open onto the breakfast table area with window overlooking the rear garden and doorway leading into the utility room with part glazed door out to the rear garden and access into the rear of the integral garage.

The first floor offers a part galleried landing with access onto a generous master bedroom with built in wardrobes and en-suite bathroom, a second double bedroom with built in wardrobes, two further double bedrooms and a shower room.

Externally, the rear garden offers a generous patio ideal for entertaining, timber garden shed and greenhouse, with lawn area bordered by beds featuring a variety of established plants, trees and shrubs and gate leading out to the front.

To the front, the property features double timber gates with brick pillars which open to a generous driveway providing off road parking for several vehicles, leading to the integral double garage. A further lawn area is bordered with established flowerbeds.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

Cob House is located on a sought-after lane in the popular of the village of Wittersham offering a range of facilities including primary school, recreational ground, public house, community market, general store, hairdressers and village hall. Peasmarsh village is within 3.5miles, which offers Jempson's supermarket.

The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants.

To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Wittersham has a local primary school and Tenterden offers further state primary and secondary schools.

Nearby Rye and Appledore train stations offer direct links to the high-speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.


















Poohs
Picnic

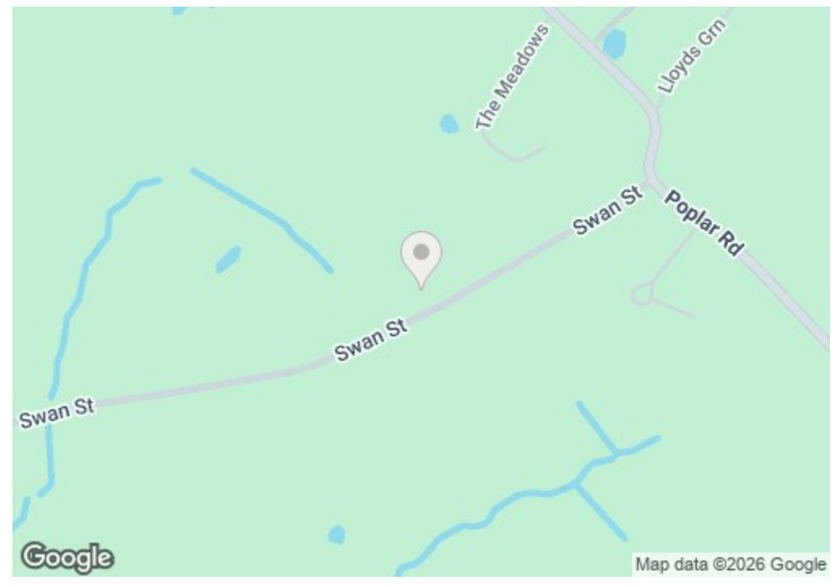








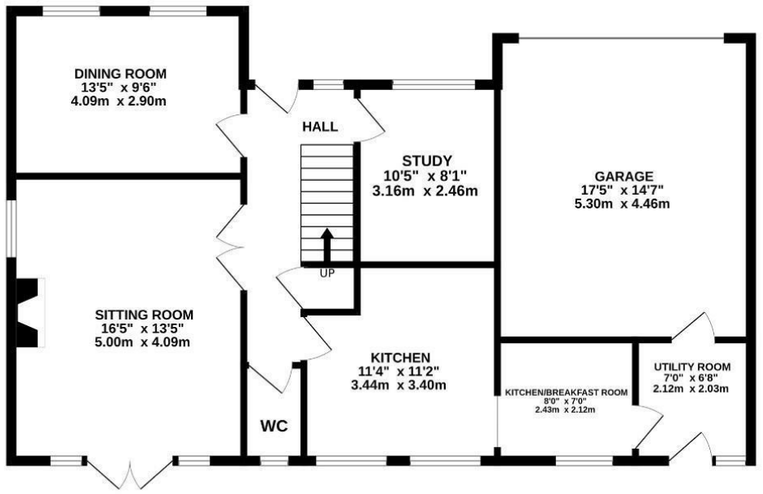



The Meadows
Lloyds Grn
Swan St
Poplar Rd
Swan St
Swan St
Google
Map data ©2026 Google

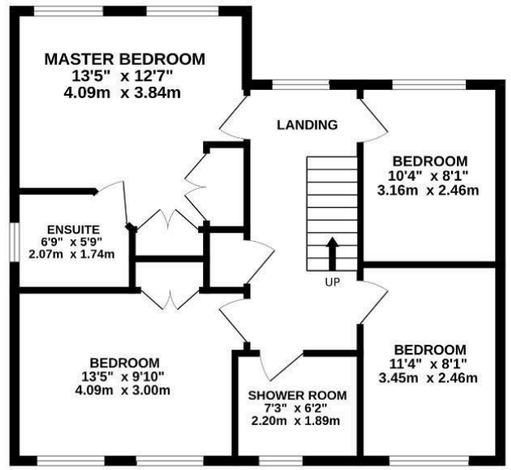
Tenure: Freehold
Council Tax Band: F

Construction - Timber framed construction
Services – Oil fired central heating, Mains Water, Sewerage, and Electricity
Broadband – Average Broadband Speed 72Mbps
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



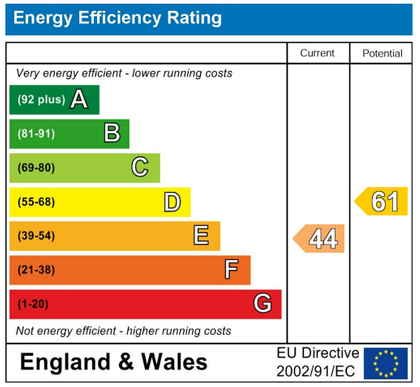
1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.

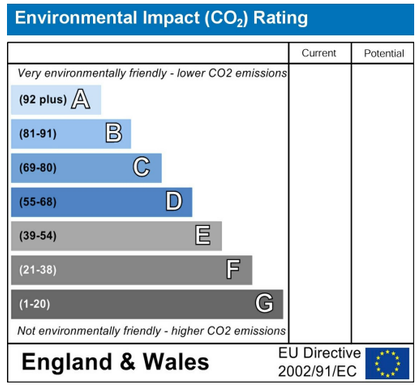


TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- SPACIOUS DETACHED FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- THREE RECEPTION ROOMS
- KITCHEN WITH BREAKFAST ROOM & UTILITY ROOM
- DOUBLE GARAGE AND GATED DRIVEWAY
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND F
- EPC RATING E





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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