

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£850,000**

**Freehold**

6x  3x  3x 

Pond Acre, Poplar Road, Wittersham,  
Tenterden, Kent, TN30

*Wards*  
Helping you move forwards



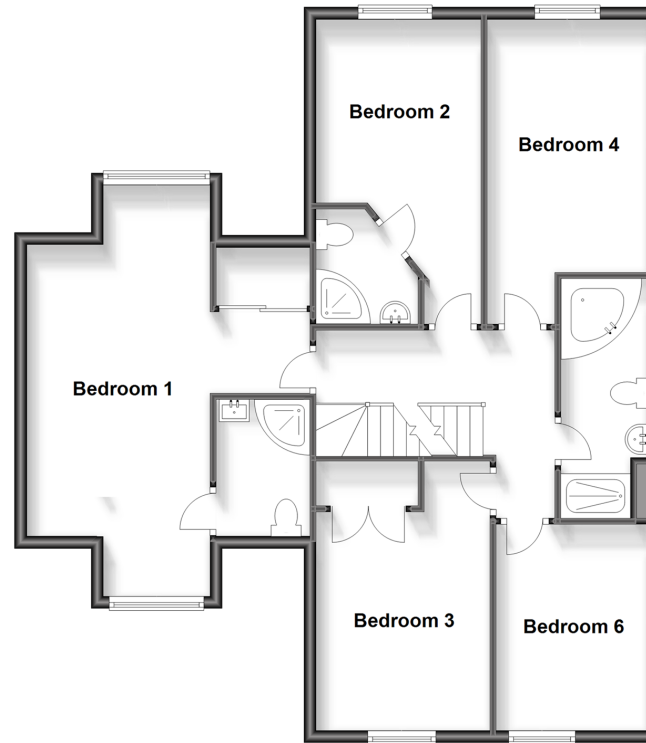
### Ground Floor

Approx. 109.5 sq. metres (1178.6 sq. feet)



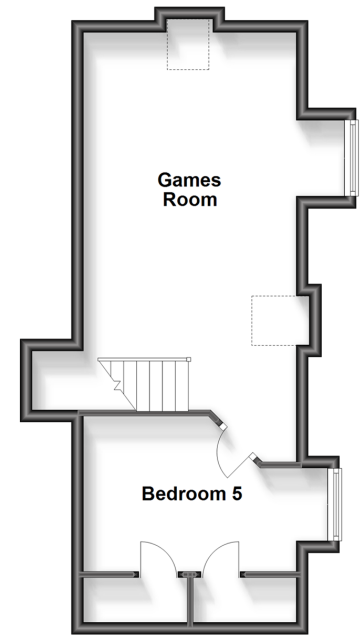
### First Floor

Approx. 91.8 sq. metres (988.1 sq. feet)



### Second Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'3 x 17'11 (5.57m x 5.46m)

Study: 7'8 x 7'6 (2.34m x 2.29m)

Kitchen/Breakfast Room: 18'3 x 12'1 (5.57m x 3.69m)

Utility Room: 8'2 x 5'4 (2.49m x 1.63m)

Boot Room: 6'7 x 5'5 (2.01m x 1.65m)

Dining Room: 14'10 x 10'3 (4.52m x 3.13m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 22'6 x 15'4 (6.86m x 4.68m)

En-Suite Shower Room: 7'0 x 4'11 (2.14m x 1.50m)

Bedroom 2: 16'10 x 9'0 (5.13m x 2.75m)

En-Suite Shower Room: 5'5 x 5'0 (1.65m x 1.53m)

Bedroom 3: 16'9 x 9'0 (5.11m x 2.75m)

Bedroom 4: 14'9 x 9'9 (4.50m x 2.97m)

Bedroom 6: 11'4 x 8'6 (3.46m x 2.59m)

Bathroom: 13'3 x 4'11 (4.04m x 1.50m)

### SECOND FLOOR

Landing

Games Room: 21'2 x 14'1 (6.46m x 4.30m)

Bedroom 5: 14'2 x 8'5 (4.32m x 2.57m)

### OUTSIDE

Front and Rear Gardens

Double Garage & Driveway: 15'8 x 13'5 (4.78m x 4.09m)



## Main features

- Versatile 6 bedroom family home
- Multiple reception rooms, to include a games room
- En-suite to 2 bedrooms
- Ample parking with the drive, double garage and an electric charging point
- Exclusive location within the village of Wittersham



### Nearest Schools

Primary Schools: Wittersham C of E Primary 0.5 miles, Peasmarch C of E Primary 4.4 miles, Northiam C of E Primary 4.6 miles

Secondary Schools: Homewood School and Sixth Form



### Transport Information

Train Stations: Appledore 6.2 miles, Ham Street 9.2 miles, Pluckley 9.9 miles



### Address

Pond Acre, Poplar Road, Wittersham, Tenterden, Kent, TN30



### Directions

For directions to this property please contact us.





Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



14007668/20240123/NS/AQ