



16 Forge Meads,
Wittersham, Kent TN30 7PE

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Guide Price £375,000

Situated in the centre of this popular village, is this immaculately presented semi-detached three-bedroom property benefiting from parking, a double garage and a wonderful, landscaped rear garden with a decked terrace. This home is ideal for families and those looking for a comfortable modern home in a convenient location within easy reach of the local amenities.

The interior has been recently upgraded throughout providing a stylish blend of contemporary finishes including attractive feature wall panelling, light and bright décor throughout with the sitting room having doors that open to the garden - perfect for entertaining.

The village offers local amenities and is within the High Weald Area of Outstanding Natural Beauty and also benefits from being a short drive from the historic Cinque Port towns of Tenterden and Rye and their superb array of shops and amenities. The wild and wonderful Romney Marshes, Rother levels and coast are also just a short drive away.

- Immaculately presented and upgraded throughout
- Light and airy décor 3 Bedrooms and 2 Reception Rooms
- Walking distance of the amenities in this popular village
- Village store, primary school, village hall, Church and recreation ground
- Easy reach of the towns of Tenterden, Rye and the coast
- Large landscaped lawned garden, pergola and terrace
- Off road parking in front of the double garage
- Lots of rural walks to be found through the surrounding countryside

SITUATION Forge Meads enjoys a central location of this sought after rural village which 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. There are a wide choice of well-regarded schools and this property comes within the catchment area for the Ashford Grammars. The coast and the Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages, and Ashford offers the high-speed service to London St Pancras (about 37 minutes).

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The accommodation comprises the following with approximate dimensions :

ENTRANCE PORCH with outside courtesy lighting and providing space for boots / shoes. Front door opening into the **ENTRANCE HALL** with stairs to the first floor and doors to dining room and to:

SITTING ROOM 16'6 x 10'3. A bright double aspect room with attractive panelled feature walls. Fireplace suitable for an electric fire. Window to the front and French doors opening to the rear terrace and garden.

DINING ROOM 12'10 x 7'10. A versatile reception room depending on buyer's needs, but perfect as a dining room conveniently adjacent to the kitchen. Windows overlooking the front garden. Archway leads through to the :

KITCHEN 16'2 x 8'8. The smart modern kitchen is fitted with a range worksurfaces with shaker-style base cupboards and drawers with matching wall mounted units and display shelving.

Sink unit with drainer and mixer tap. Space for appliances such as a cooker and washing machine. Cupboard housing central heating boiler. Windows to the side and rear with glazed door opening onto the rear terrace and garden. Large open archway through to the dining room.

FIRST FLOOR LANDING Doors to :

BEDROOM 1 12'10 x 9'2. A good size bedroom with window overlooking the rear garden. Attractive feature wall panels.

BEDROOM 2 10'9 x 10'9. A further double bedroom with window to the front. Attractive feature wall panels.

BEDROOM 3 10'9 x 7'5. Window to the rear garden. Attractive feature wall panels.

BATHROOM The modern family bathroom includes a panelled bath central taps with overhead shower and shower screen, a vanity wash hand basin, built-in shelving, and a heated towel rail.

A **SEPARATE WC** with hand basin completes the first-floor accommodation.

OUTSIDE

To the front is an attractive area of open plan lawned garden with path to the front door and a gates to one side providing access to the side and rear of the house. The rear garden is a special feature thoughtfully landscaped with a large decked area under a pergola spanning the width of the house with a paved terrace, both providing an ideal place for entertaining and relaxing overlooking the lawned garden.

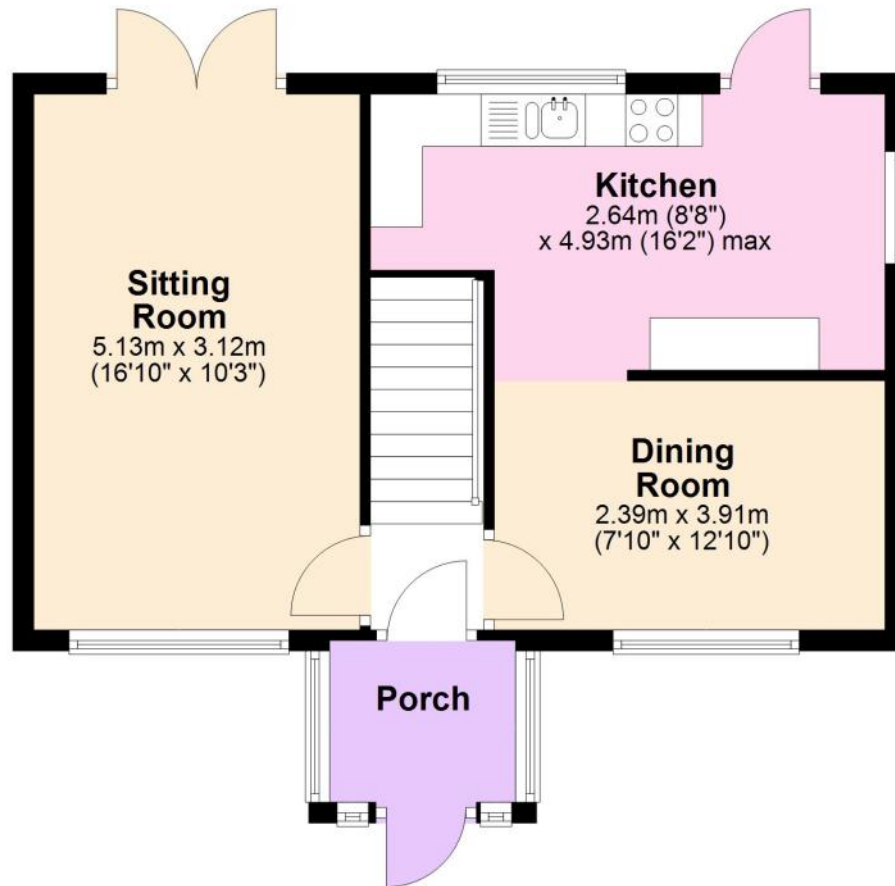
The **DOUBLE GARAGE** can be accessed via a garden path leading to a gate at the end of the garden or approached from the rear when arriving by car where you will find additional parking available in front of the garage. Ideal for motor enthusiasts, the garage could also serve as a workshop or be adapted for a variety of other uses, subject to any necessary planning permissions.

SERVICES Mains water, electricity and drainage. LPG for central heating. Local Authority : Ashford Borough Council. EPC Rating : E



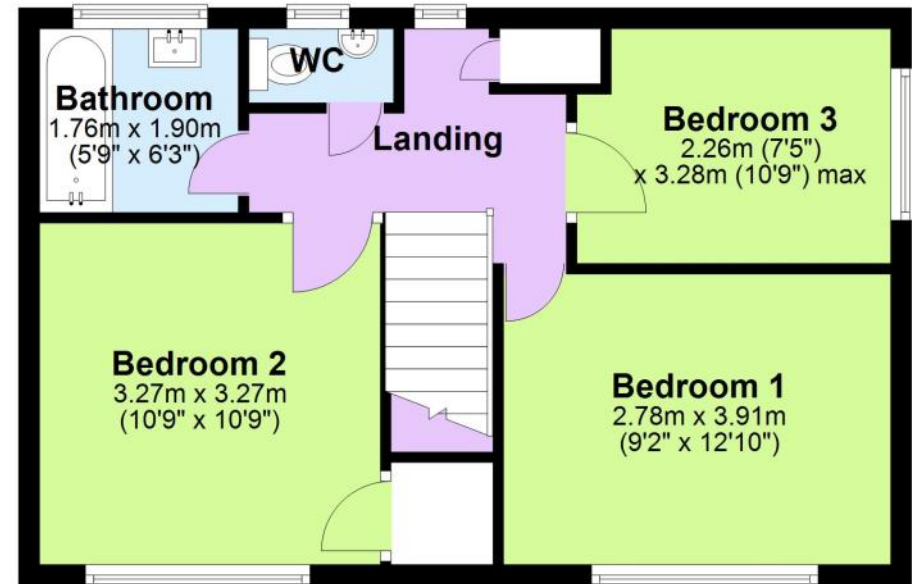
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.0 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



