



28a  
POND ACRE

Pondacre, 28a Poplar Road,  
Wittersham, TN30 7NT

Guide Price £775,000 - £850,000



GUIDE PRICE £775,000 - £800,000. Beautifully presented executive detached family home boasting six/seven bedrooms, three reception rooms, three bathrooms, garage and generous driveway, situated on a private cul-de-sac in the popular village of Wittersham.

The accommodation offers an attractive entrance hall with oak flooring and stairs to first floor with doorways leading to a study, cloakroom with WC and hand basin, and a bright double aspect sitting room with bay window and feature stone fireplace with electric flame insert.

The hall also leads on to the dining room with bi-fold doors and access to the integral garage, and to the stunning kitchen breakfast room, fitted with a range of high gloss wall and base units and bespoke central island with breakfast bar seating, integrated dishwasher, undercounter fridge and Belling Range Cooker with extractor above. French doors lead out to the rear garden with further doorway leading to the utility room with space for an American Fridge Freezer and washing machine and doorways leading to a useful boot room and access out to rear garden.

The first-floor landing leads on to the luxurious double aspect master bedroom with built in wardrobes and en-suite shower room, a guest bedroom with en-suite shower room, three further double bedrooms, one with built in wardrobes and another enjoying views over the pond. There is also a fully tiled family bathroom with suite comprising of a corner bath with mixer tap and hand shower attachment, walk-in shower cubicle, hand basin, WC and heated towel rail.

Stairs lead up to the second floor and to a spacious room currently set up as a snooker room with doorway leading to a further bedroom with built in wardrobes. This room formerly featured a dividing wall and offers a flexible space with scope to be an additional bedroom.



Pondacre is an attractive property positioned at the entrance to a select cul-de sac adjacent to a stunning natural pond. Five bar gates lead to a generous gravelled driveway with lawn area, leading to the integral garage with electric car charging point and bloc paved pathway leading to the front door and gated access to the private rear garden.

The rear garden is mainly laid to lawn and offers an array of established trees and shrubs with two patio areas cleverly positioned to enjoy the sun throughout the day.

The property is located 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.

Well respected schools in the area include; Vinehall, Claremont, St Ronan's, Marlborough House, Benenden and Cranbrook. 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.

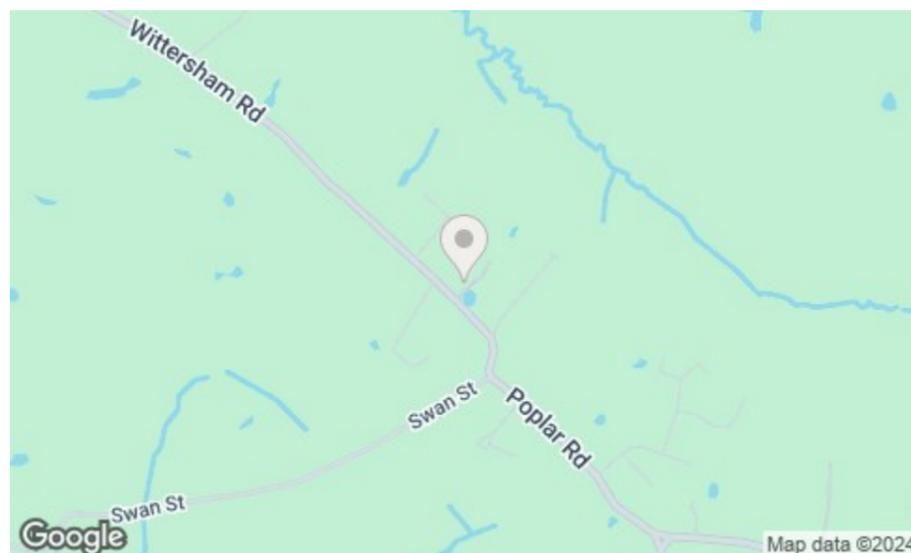
Tenure - Freehold

Services – Mains electricity, water & drainage. Oil fired central heating.

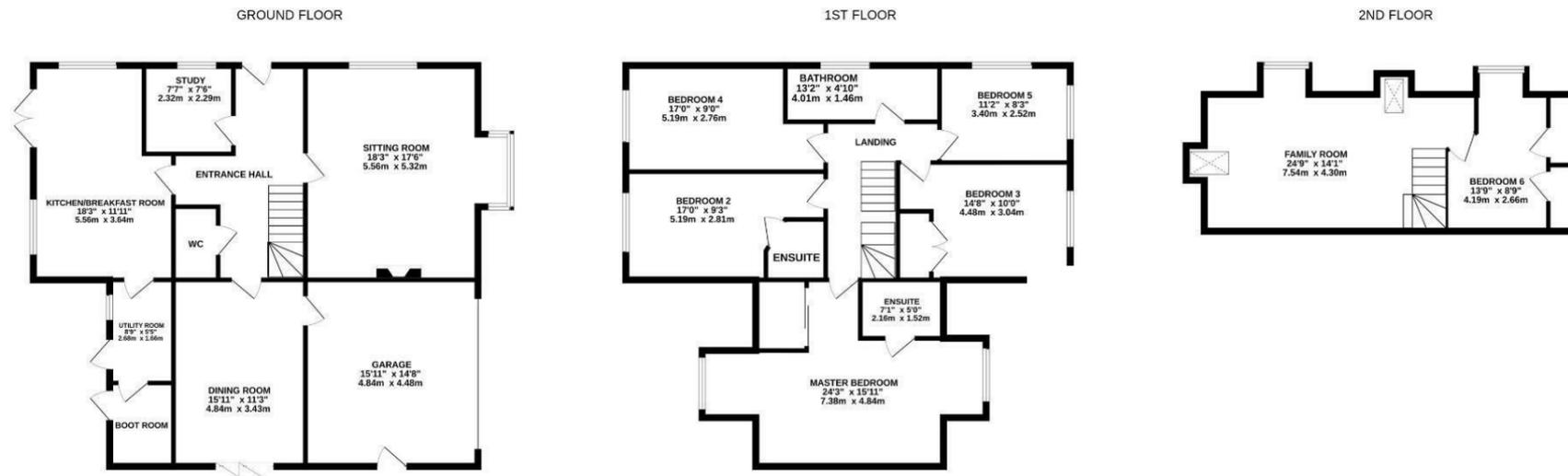
Broadband – Average Broadband Speed 14mb – 62mb

Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low



Tenure: Freehold  
Council Tax Band: G

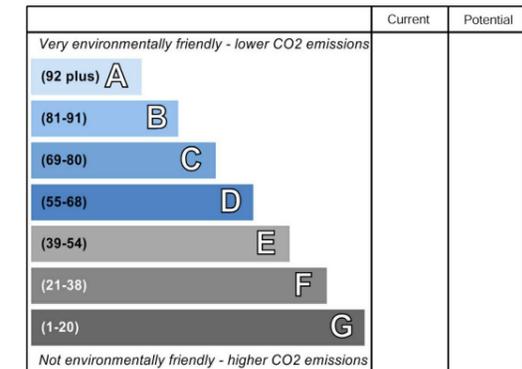
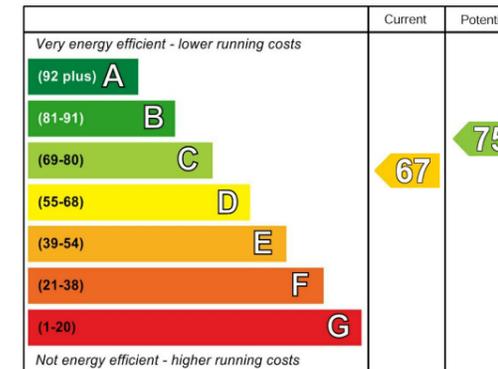


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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- EXECUTIVE DETACHED FAMILY HOME
- SIX/SEVEN BEDROOMS
- TWO ENSUITES & FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- UTILITY ROOM AND BOOT ROOM
- PRIVATE REAR GARDEN
- GARAGE AND GENEROUS DRIVEWAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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