

**RUSH  
WITT &  
WILSON**



**Pond View Poplar Road, Wittersham, Tenterden, Kent TN30 7PD**  
**Guide Price £1,000,000 - £1,100,000**

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**Rush Witt & Wilson (Tenterden) are pleased to offer the opportunity to acquire this stunning newly constructed detached family home occupying a tucked away location in the heart of the picturesque Kentish village of Wittersham.**

**Having been finished to a extremely high standard through-out, the generously proportioned accommodation is arranged over two floors and comprising of an entrance hallway, double aspect living room with feature fireplace, utility room and simply stunning 41'9 open plan kitchen/dining/family room with bio-fold doors to the garden on the ground floor. On the first floor is the master bedroom with a en-suite shower room and walk-in dressing room, the family bathroom and four double bedrooms, two of which have en-suite shower rooms.**

**Outside, double gates open to an extensive driveway providing off road parking, there is a detached double car barn and good sized rear gardens. Further benefits include an air source heat pump heating system and a 10 year NHBC builders warranty. CHAIN FREE.**

**An internal inspection of this stunning home is highly recommended, please call our TENTERDEN branch for further information.**



### **Entrance Hallway**

Part glazed entrance door with obscure glazed side panel to the front elevation, window to the side, Amtico herringbone flooring with underfloor heating, door leading through to:

### **Cloakroom**

Fitted with a modern white suite comprising low level wc., floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, part tiled walls, recessed ceiling spotlights, Amtico herringbone flooring with underfloor heating.

### **Kitchen/Dining/Family Room**

24' x 41'7 (7.32m x 12.67m )

Exceptional open plan space benefitting from being double aspect with two windows to the side and window to the rear elevation overlooking the garden, space for table and chairs, recessed ceiling spotlights, oak stairs rising to the first floor with generous fitted storage cupboard beneath, Amtico herringbone flooring with underfloor heating, wide bi-fold doors allowing direct access to the garden. The kitchen area is extensively fitted with a range of shaker style cupboard and drawer base units with complimenting marble worksurface and matching splashback, inset stainless steel sink unit, upright unit housing integrated Neff double oven and microwave, integrated Neff fridge/freezer, integrated Neff dishwasher, central kitchen island with matching marble work surface and fitted breakfast bar, inset Neff induction hob with ceiling mounted stainless steel extractor canopy above. Part glazed double doors opening through to the living room and further door leading through to:

### **Utility Room**

12'3 x 6'8 (3.73m x 2.03m )

Fitted cream shaker style cupboard base units with complimenting woodblock worksurface above with inset stainless steel sink and drainer unit, wall mounted matching double cupboard, space and point for washing machine, space and point for tumble dryer, Amtico herringbone flooring with underfloor heating, fitted double cupboard housing pressurised hot water tank, window to the side elevation, glazed door allowing access through to the garden.

### **Living Room**

24'9 x 19'5 (7.54m x 5.92m )

Double aspect with two windows to each side elevation, attractive exposed brick feature fireplace with oak bressumer and granite hearth, half panelled walls, underfloor heating.

### **First Floor**

#### **Landing**

Part galleried with stairs rising from the kitchen/dining/family room, radiator, access to loft space, two fitted shelved storage cupboards, doors off to the following:

#### **Master Bedroom**

23'9 x 14'6 (7.24m x 4.42m )

Double aspect with windows to the front and rear elevations, three fitted radiators, feature half panelled wooden wall, access to a generous walk-in dressing room with range of fitted hanging and shelved storage as well as fitted chest of drawers and obscure glazed window to the front elevation, radiator, door leading through to:

#### **En-Suite Shower Room**

Fitted with a contemporary suite comprising low level wc., wall mounted vanity unit with inset wash hand basin and fitted drawer storage beneath, large walk-in shower with fitted glass screen, tiled flooring, half tiled walls, stainless steel heated towel rail, obscure glazed window to the rear elevation.

#### **Bedroom Two**

14'3 x 14'1 (4.34m x 4.29m )

Window to the side elevation, radiator.

#### **Bedroom Three**

15'2 x 9'4 (4.62m x 2.84m )

Window to the rear elevation, range of fitted eaves storage cupboard, radiator.

#### **Bedroom Four**

16'2 x 9'4 (4.93m x 2.84m )

Double aspect with window to the front and side elevation, fitted double wardrobe, radiator, door leading through to:

#### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level wc., wall mounted white gloss vanity unit with inset wash hand basin and fitted drawer storage beneath, oak counter top, large walk-in shower with sliding door, part tiled walls, tiled flooring, stainless steel heated towel rail, obscure glazed window to the side elevation.

#### **Bedroom Five**

16'3 x 9'7 (4.95m x 2.92m )

Double aspect with window to the front and side elevation, fitted double wardrobe, radiator, door leading through to:

### **En-Suite Shower Room**

Fitted with a modern suite comprising low level wc., wall mounted white gloss vanity unit with inset wash hand basin and fitted drawer storage beneath, oak counter top, large walk-in shower sliding door, part tiled walls, tiled flooring, stainless steel heated towel rail, obscure glazed window to the side elevation.

### **Family Bathroom**

Fitted with a modern white suite comprising low level wc., wall mounted white gloss vanity unit with inset wash hand basin and fitted drawer storage beneath, panelled bath, part tiled walls, tiled flooring, stainless steel heated towel rail, obscure glazed window to the rear elevation, generous fitted storage cupboard.

### **Outside**

#### **Gardens**

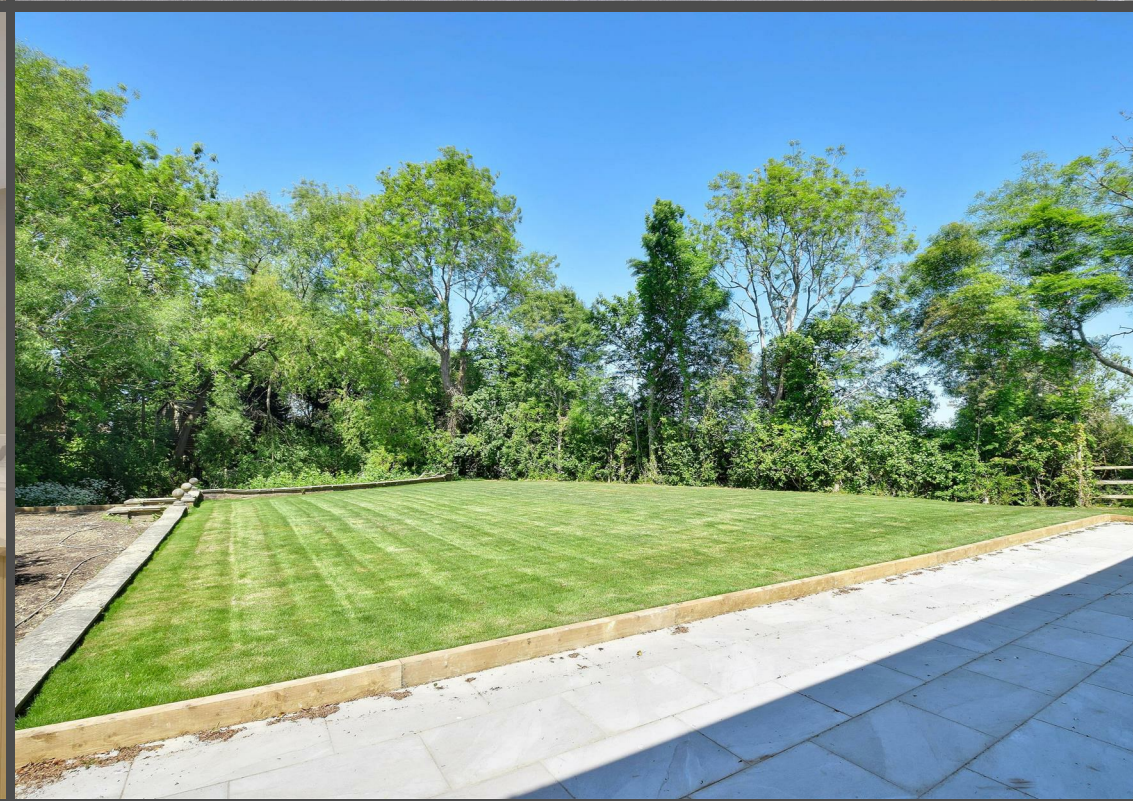
The property occupies a tucked away location set in the heart of the village being located off of Poplar Road down the end of a shared driveway where double gates open to an extensive blocked paved driveway providing off road parking for a number of vehicles and access to a detached double bay car barn. There are lawned gardens to both sides which extend round to the rear where there is a large level area of lawn, extensive paved patio offering space for outside dining and entertaining, an area of wildflower meadow and a shared pond to the end of the garden.

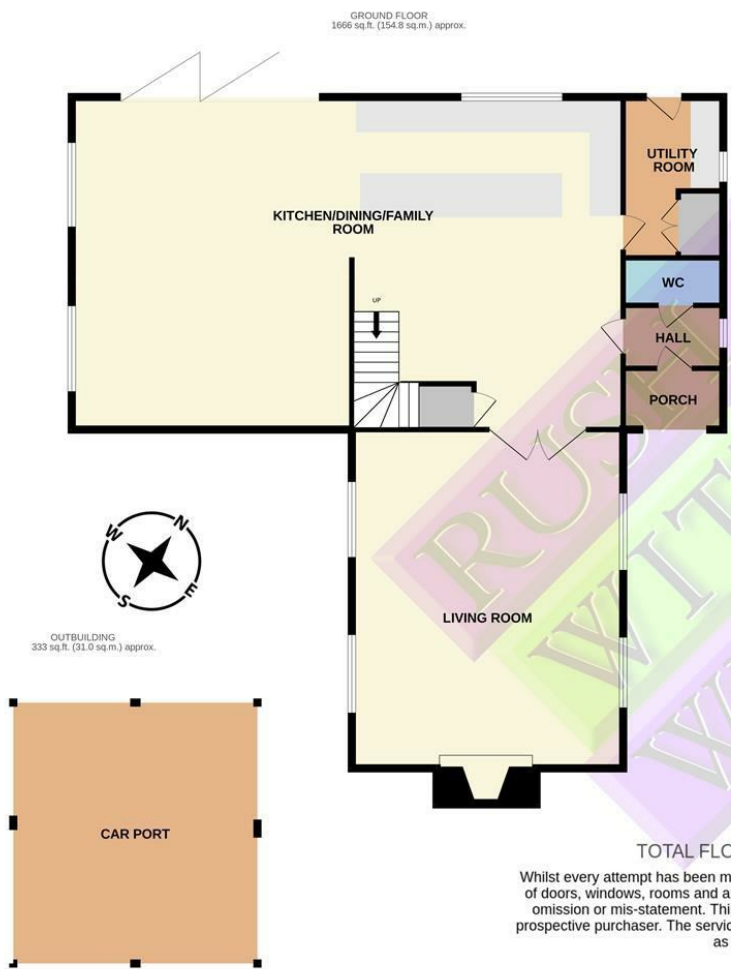
#### **Agent Note**

Council Tax Band - TBC (NEW BUILD)

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. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



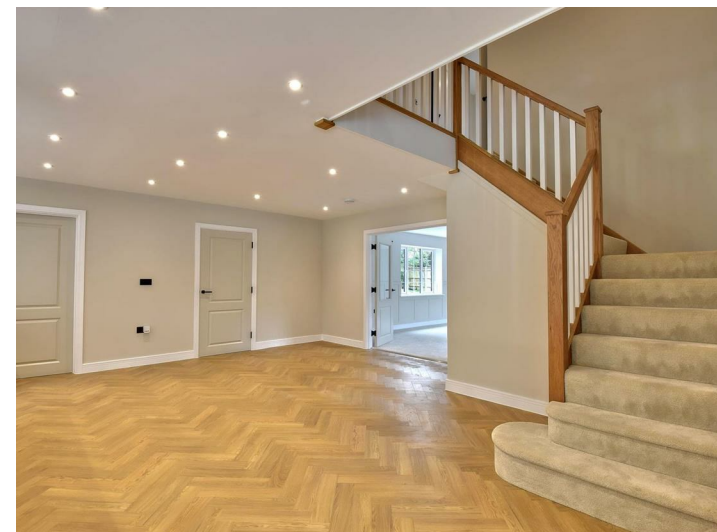
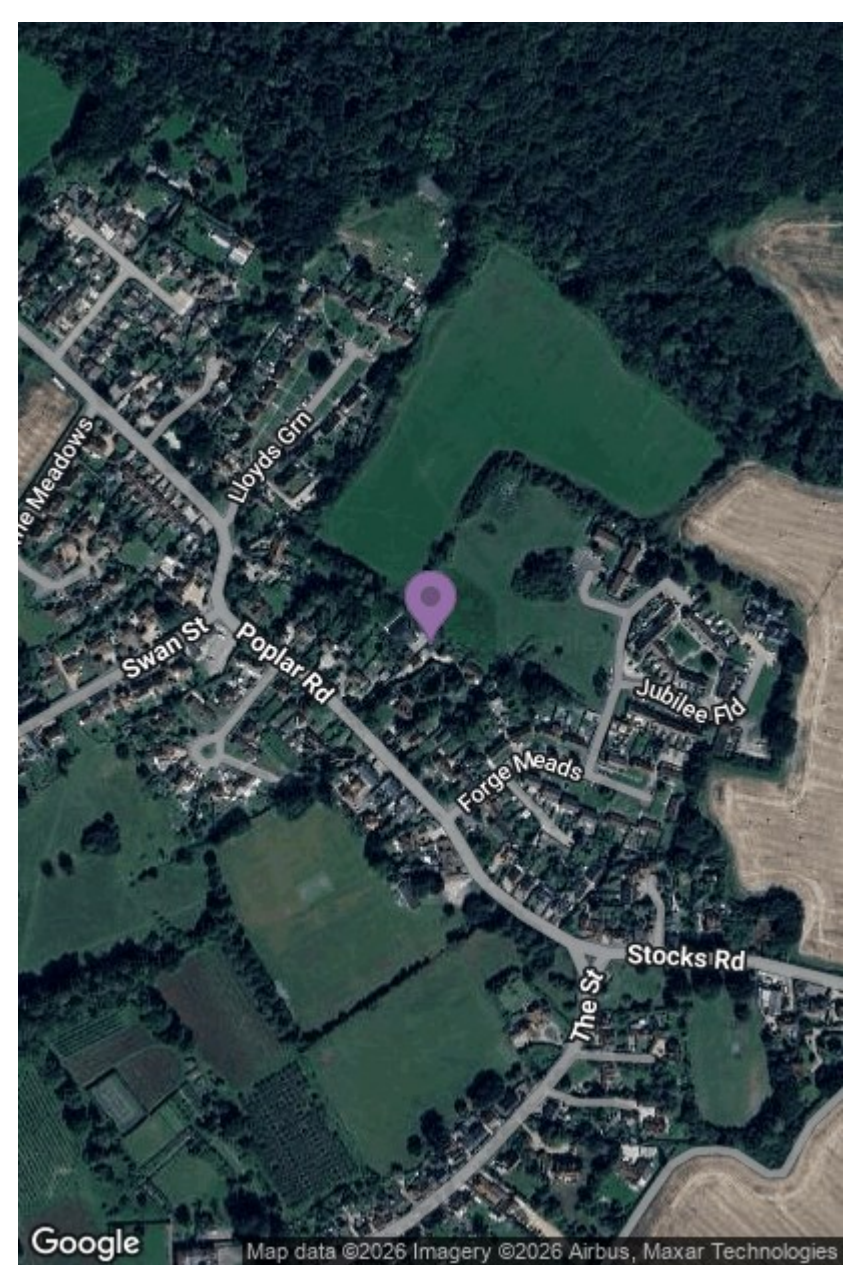


**TOTAL FLOOR AREA : 3317sq.ft. (308.2 sq.m.) approx.**

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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Energy Efficiency Rating		Current	Desired	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(48-54) E				(48-54) E	
(39-47) F				(39-47) F	
(35-38) G				(35-38) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
		84	87		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**94 High Street  
Tenterden  
Kent  
TN30 6JB  
Tel: 01580 762927  
tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**