

**RUSH  
WITT &  
WILSON**



**The Hall Swan Street, Wittersham, Kent TN30 7PP  
Offers In The Region Of £1,150,000 Freehold**

**Rush Witt & Wilson are pleased to offer this most attractive Grade II listed Georgian country home occupying a truly idyllic lane setting on the outskirts of the popular Kentish village of Wittersham, being surrounded by and enjoying far reaching views over neighbouring countryside.**

**All the main rooms offer elegant Georgian proportions with high ceilings, original fireplaces and beautiful tall sash windows. The accommodations is arranged over four floors with a cellar and comprising of an entrance hallway, drawing room, dining room, library, walk-in pantry/utility room, shower room, boot room, morning room and kitchen/breakfast room with Aga on the ground floor. To the first floor is the family bathroom and four double bedrooms, the main with an en-suite shower room and dressing room. On the second floor are two further bedrooms, all rooms take advantage of the beautiful setting surrounding the property and enjoy impressive rural views. Outside the property benefits from an extensive 'in and out' gated gravelled driveway providing off road parking, an attached garage with adjoining greenhouse, full sized tennis court and established formal gardens in all measuring approximately 1.8 acre (TBV).**

**There is an opportunity to enhance the property by undertaking improvement works through-out. Having been with the sellers family for some 40 years, we would advise early inspection to fully appreciate the merits of this unique and special home and its simply stunning rural setting. Offered to the market CHAIN FREE. To arrange a viewing please call our Tenterden branch on 01580 762927.**



**Entrance Hallway**  
Part glazed entrance door to the front elevation, stairs rising to first floor, radiator.

**Dining Room**  
16'8 x 13'8 (5.08m x 4.17m )  
Sash window to the front elevation, attractive feature fireplace with marble surround, exposed floorboards, radiator.

**Shower Room**  
Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, corner shower cubicle, radiator with stainless steel heated towel rail fitment, window to the side elevation.

**Boot Room**  
Half wood panelled walls, range of coat hooks and fitted shelving, radiator, part glazed door allowing access through to the garage.

**Drawing Room**  
18'8 x 15'5 (5.69m x 4.70m )  
Two sets of tall double doors allowing access through to the rear garden, attractive feature fireplace with marble surround, exposed floorboards, radiator.

**Library**  
15'6 x 14'9 (4.72m x 4.50m )  
Tall glazed double doors to the rear elevation allowing access through to the garden, attractive feature fireplace with marble surrounds, radiator, range of fitted book shelves.

**Pantry/Utility Room**  
14'9 x 6'5 (4.50m x 1.96m )  
Fitted dresser with solid wooden work surface and range of shelving above, space and point for free standing appliances, part glazed door with staircase leading down to the cellar, further part glazed door opening through to:

**Kitchen/Breakfast Room**  
15'7 x 8'1 (4.75m x 2.46m )  
Fitted with a range of base cupboard units with stainless steel double sink/drainier unit above, oil fired Aga, attractive fitted wooden dresser, space and plumbing for washing machine, space and point for dishwasher, radiator, exposed brick flooring, sash window to the front, two further windows to the side elevations, door leading to:

**Morning Room**  
19'7 x 11'5 (5.97m x 3.48m )  
Access via the steps descending from the kitchen/breakfast room and is double aspect with window to the rear and glazed double doors to the side elevation allowing access through to the garden, feature fireplace, radiator.

**First Floor**

**Landing**  
Stairs rising from the entrance hallway, further stairs rising to the second floor, fitted shelved storage cupboard, fitted airing cupboard housing hot water tank, sash windows to both the side and front elevations, the latter enjoying pleasant views over farmland to the front, two radiators, doors leading to:

**Bedroom Four**  
16'8 x 13'8 (5.08m x 4.17m)  
Sash window to the front elevation enjoying pleasant rural views, fitted wardrobe with inset vanity unit/wash hand basin, attractive feature fireplace, radiator.

**Bedroom Three**  
17'2 x 15'6 (5.23m x 4.72m )  
Sash window to the front elevation enjoying pleasant rural views, attractive feature fireplace, fitted wardrobe, fitted cupboard housing wall mounted wash hand basin, radiator.

**Bathroom**  
Fitted with a white low level wc, coloured wash hand basin, coloured bath with mixer tap and fitted shower above, radiator with stainless steel heated towel rail fitment, sash window to the side elevation.

**Bedroom Two**  
19'4 x 15'5 (5.89m x 4.70m )  
Sash window to the rear elevation enjoying pleasant views over the gardens, attractive feature fireplace, double fitted wardrobe, radiator.

**Master Bedroom**  
19'4 x 15'7 (5.89m x 4.75m )  
Two sash windows to the rear elevation enjoying pleasant views over the garden and adjoining farmland beyond, attractive feature fireplace, two radiators and door leading to:

**Walk-In Wardrobe/Dressing Room**  
12' x 5' (3.66m x 1.52m )  
Fitted with a range of shelved and hanging storage, door leading to:

**En-Suite**  
Fitted with a suite comprising low level wc, pedestal wash hand basin, wooden panelled bath with mixer tap and hand held shower attachment, corner shower cubicle with double sliding doors, radiator with stainless steel heated towel rail fitment, sash window to the side elevation, further door accessed off of the landing.

**Second Floor**

**Landing**  
Stairs rising from the first floor landing, window to the rear elevation, doors leading to:

**Bedroom Five**  
13' x 11'2 (3.96m x 3.40m )  
Window to the front elevation enjoying impressive rural views, fitted double wardrobe, radiator and access to walk-in loft space.

**Bedroom Six**  
14'3 x 12'3 (4.34m x 3.73m )  
Window to the front elevation enjoying impressive rural views, radiator, double doors opening to a walk-in loft space housing the cold water tank.

**Outside**

**Cellar**  
21'4 max x 17'5 max (6.50m max x 5.31m max )  
Exposed brick flooring and floor standing oil fired boiler.

**Attached Garage**  
17'2 x 15'8 (5.23m x 4.78m )  
Double doors to the front elevation, windows to the rear and side elevation, light and power connected, internal door connecting through to the boot room, further part glazed door opening to:

**Adjoining Greenhouse**  
15'9 x 10'8 (4.80m x 3.25m )  
Part glazed door allowing access through to the garden and range of single glazed windows to the rear and side elevation.

**Gardens**  
The well-stocked gardens are a real feature of 'The Hall' and are believed to measure approximately 1.8 acres (TBV.) To the front an extensive gated 'in and out' gravelled driveway providing off road parking for a number of vehicles and allows access to the attached garage. A sweeping gravelled driveway/pathway continues to one side leading to the established formal rear gardens which benefit

from a southerly aspect and are predominately laid to lawn being interspersed with a selection of mature native and fruit trees and bordered with a range of well stocked beds planted with an array of established shrubs and seasonal flowers. A paved patio area abuts the rear of the house offering a delightful and private space for outside dining and entertaining and enjoying a pleasant vista across the garden. To one side there is an wide life pond and a full size tennis court with small summerhouse.

**Agents Note**  
Council Tax Band - H

Please note the property is on private drainage.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

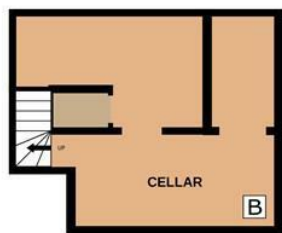
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

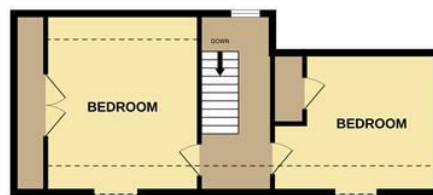
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



BASEMENT



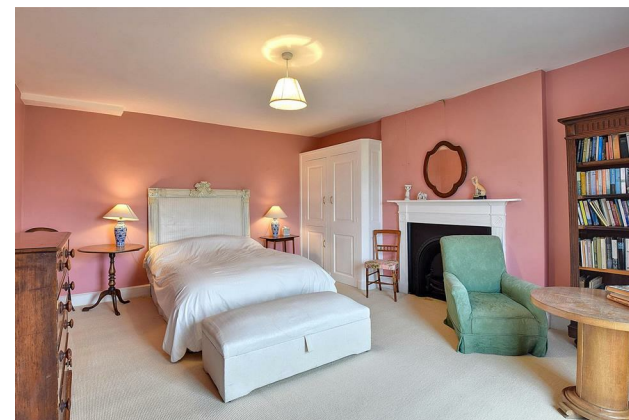
2ND FLOOR



1ST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |                         |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |  |
|---------------------------------------------|-------------------------|--|-----------------------------------------------------------------|-------------------------|--|
| Current                                     | Potential               |  | Current                                                         | Potential               |  |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |  |
| (92-100) A                                  |                         |  | (12-14) A                                                       |                         |  |
| (81-91) B                                   |                         |  | (15-17) B                                                       |                         |  |
| (69-80) C                                   |                         |  | (18-20) C                                                       |                         |  |
| (55-68) D                                   |                         |  | (21-23) D                                                       |                         |  |
| (40-54) E                                   |                         |  | (24-26) E                                                       |                         |  |
| (29-39) F                                   |                         |  | (27-29) F                                                       |                         |  |
| (13-28) G                                   |                         |  | (30-32) G                                                       |                         |  |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |  |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales                                                 | EU Directive 2002/91/EC |  |

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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