



## Blenheim Road

Littlestone New Romney TN28 8PR

- Substantial Detached Family Home
- Versatile & Generous Accommodation
  - Spacious Living Room
  - Separate Utility Room
- Gardens, Paved Terrace & Garden Room
- Five/Six Bedrooms
- Bathroom & Two En Suite Shower Rooms
  - Large Modern Kitchen/Diner
- Recently Remodelled & Refurbished
  - Garage & Off-Road Parking

**Offers In Excess Of £500,000 Freehold**





Mapps Estates are delighted to bring to the market this substantial and immaculately presented five/six bedroom family home located in a popular residential area within level walking distance of the seafront. The property has been remodelled and extensively refurbished throughout in recent years, the spacious and well-proportioned ground floor accommodation comprising a welcoming reception hall, a generous living room leading through to an impressive open plan kitchen/diner, a separate utility room, and a large study/additional bedroom with a 'Jack & Jill' shower room. Upstairs you will find the master bedroom boasting a walk-in wardrobe and en suite shower room, four further bedrooms and a luxury family bathroom with a feature rolltop bath. The property also enjoys a brick block paved driveway and garage, a wraparound garden with a feature sun terrace laid to porcelain tiles and a bespoke garden room. An early viewing of this desirable family home comes highly recommended.

Located on a corner plot in a popular residential area within a short walk of Littlestone green and beach and within level walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch light railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

## Ground Floor:

### Front Entrance

With outdoor wall light to side, composite front door with inset frosted double glazed panel and frosted double glazed UPVC window to both sides, opening to reception hall.

### Reception Hall 19'6 x 9'1 (max)

With stairs to first floor and understairs storage space, fitted store cupboards with consumer unit, wood effect LVT flooring, coved ceiling, radiator.

### Living Room 18'10 x 13'10

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, glazed bi-fold doors opening through to kitchen/diner.

### Kitchen/Diner 32' x 9'9

Comprising a spacious dining area with rear aspect double glazed bi-fold doors opening onto paved terrace and garden, door to utility room, wood effect LVT flooring, recessed downlighters, coved ceiling, modern fitted kitchen with a range of matt grey finish store cupboards and drawers, square edge worktops with matching upstands and breakfast bar, inset resin one and a half bowl sink/drainage with mixer tap over, four ring induction hob with tiled splashback and extractor over, integrated dishwasher and fridge/freezer, fitted high level double electric oven, wooden fitted shelves, rear aspect UPVC double glazed window looking onto garden, vertical radiator.

### Utility Room 9'3 x 7'

With wooden back door, space and plumbing for washing machine, tumble dryer and chest freezer, wall-mounted Baxi gas-fired combination boiler, radiator.

### Study/Bedroom 11'11 x 10'6

A versatile room which could make an ideal home office or a double bedroom using the 'Jack & Jill' shower room as an en suite, with dual aspect UPVC double glazed windows, coved ceiling, radiator, door to shower room.



### **'Jack & Jill' Shower Room 8'3 x 6'4**

With UPVC frosted double glazed window, large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, recessed tiled shelf with LED lighting, wall-hung wash hand basin with mixer tap over and drawers under, fitted mirror with inset lighting, WC with concealed cistern and shelf over, fully tiled walls, wood effect tiled floor, extractor fan, chrome effect heated towel rail.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, Nest thermostat, coved ceiling.

#### **Bedroom 15'3 x 9'9**

With rear aspect UPVC double glazed window looking onto garden and with distant countryside view, coved ceiling, radiator, door to walk-in wardrobe (6'6 x 4'9) with door to en suite shower room.

### **En Suite Shower Room 6'5 x 4'6**

With UPVC frosted double glazed window, walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, recessed tiled shelf with LED lighting, wall-hung wash hand basin with mixer tap over and drawer under, fitted mirror with inset lighting, WC with concealed cistern and shelf over, recessed downlighters, fully tiled walls and floor, extractor fan, heated towel rail.

#### **Bedroom 12'4 x 11'5**

With dual aspect UPVC double glazed windows, coved ceiling, radiator.

#### **Bedroom 10'9 x 10'8**

With front aspect UPVC double glazed window, coved ceiling, radiator.

#### **Bedroom 10'8 x 7'10**

With rear aspect UPVC double glazed window looking onto garden and with distant countryside view, coved ceiling, radiator.



### **Bedroom 9'4 x 7'4**

With front aspect UPVC double glazed window, coved ceiling, radiator.

### **Family Bathroom 11'4 x 6'2**

With UPVC frosted double glazed window, freestanding rolltop bath with floor-mounted mixer tap and hand-held shower attachment over, twin wash hand basin with mixer taps over set onto wooden store cabinet, fitted mirror over with inset lighting and demister, wall-hung WC with concealed cistern, recessed tiled shelves with LED lighting, extractor fan, chrome effect heated towel rail, fully tiled walls and floor.

### **Outside:**

To the front of the property is a brick paved driveway providing off-road parking space for two cars and access to the attached garage. A personal side gate leads through to the rear garden. The front garden has been laid to lawn with attractively planted flower beds, outdoor power points and a brick block paved pathway

leading to steps up to the front entrance. There is a further garden area to the side and bordered by hedging, with wooden double gates opening to the wraparound rear garden. This has been mostly laid to lawn and bordered by hedging, with an outside tap, and steps leading up to a large sun terrace laid to porcelain tiles and bordered on two side by bi-fold doors from the dining room and garden room.

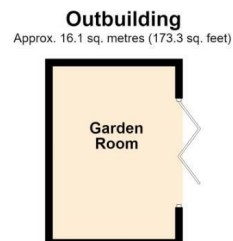
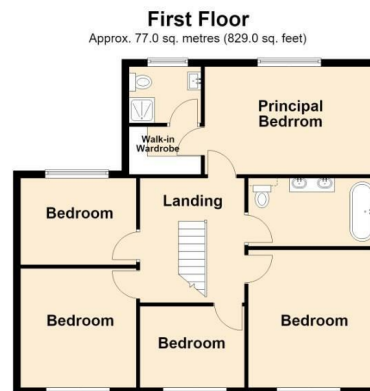
### **Garden Room 13' x 11'4**

An insulated outbuilding with plastered walls and ceiling, double glazed bi-fold doors opening to sun terrace, coved ceiling, recessed downlighters, consumer unit, and multiple power points.

### **Garage 17'11 x 8'7**

With recently fitted up and over garage door, consumer unit.





Total area: approx. 198.6 sq. metres (2138.0 sq. feet)

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band E**  
**EPC Rating C**

| 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>                            | 77                      | 80        |
| (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 |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.