

Church Road

New Romney TN28 8EY

- Substantial Detached Family Home
- Large Open Plan Kitchen/Diner
- Four Bedrooms & Home Office
- Potential For En Suite Shower Rooms
- Garages, Numerous Outbuildings & Ample Parking
- With Separate One Bedroom Annexe
- Living Room With Log Burner
- Well-Appointed Family Bathroom
- Attractive & Generous Rear Garden
- Close To High Street & Amenities

Asking Price £595,000 - £650,000 Freehold













*** Four Bedroom Detached Residence With One Bedroom Annexe & Numerous Outbuildings *** Mapps Estates are delighted to bring to the market this substantial detached and extended four bedroom family home replete with numerous outbuildings, two garages, ample off-road parking and boasting a modern first floor one bedroom annexe currently generating a rental income. The ground floor accommodation to the main property comprises a reception hall, a spacious living room with a log burner, an impressive open plan kitchen/diner, cloakroom, a utility room/home office, and a bedroom, while upstairs you will find three further bedrooms and a family bathroom. we have been advised there is also potential for en suite shower rooms to both floors. The annexe is a relatively recent addition over the main garage, and comprises an open plan living space with a modern fitted kitchen, a double bedroom and en suite shower room. The property is ideally located for access to local amenities and schools, and also enjoys a very attractive rear garden and patio. An early viewing of this impressive and adaptable family home comes highly recommended.

Located on a large plot within level walking distance of New Romney town centre which offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance
With composite front door with inset frosted double glazed central panel and windows to sides, opening to reception hall.

Reception Hall 15'2 x 6'3
With fitted doormat and tiled floor, stairs to first floor with fitted stairgate, bespoke understairs fitted drawers, understairs store cupboard with automatic light and fitted shelving, heating thermostat, radiator, doors to living room, bedroom and kitchen.

Living Room 15'6 x 12'6
With feature oriel window with UPVC double glazed windows, recessed log burner set onto tiled hearth with oak mantel shelf over, wall light point, matching fitted display cabinets and shelving units, radiator, double doorway opening to dining room.

Dining Room 13'4 x 7'11
With rear aspect UPVC double glazed windows and French doors opening to patio and garden, coved ceiling, tiled floor, vertical radiator, opening through to kitchen.

Kitchen 17'8 x 11'7
A modern fitted kitchen comprising a comprehensive range of grey matt finish store cupboards and drawers, solid oak worktops with tiled splashbacks, inset stainless steel one and a half bowl sink/drainer with mixer tap over, Bosch five ring induction hob, space for American style fridge/freezer, high level Neff twin electric ovens, loft hatch, rear and side aspect UPVC double glazed sash windows looking onto garden, UPVC double glazed French doors to side opening to patio, feature vertical radiator with 'champagne & strawberry' image, tiled floor, door to rear lobby.

Rear Lobby 6'1 x 2'8
With tiled floor, UPVC frosted double glazed back door, door to claokroom.

Cloakroom
With UPVC frosted double glazed window, WC, corner wash hand basin with mixer tap and tiled splashback over and store cabinet under, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, tiled floor.

Utility Room/Potential Home Office 11'1 x 6'3
Currently used as a dog parlour and with a bespoke wooden gate, fitted worktop, grey gloss finish store cupboards and drawers, recessed utility cupboard with space and plumbing for washing machine and fitted shelving, side aspect UPVC double glazed window, tiled floor. Please note, this room could potentially be subdivided to provide an en suite facility to the downstairs bedroom if required.

Bedroom 11'1 x 8'11
With feature oriel window with UPVC double glazed windows, radiator.

First Floor:

Landing
With built-in shelved linen cupboard.









Bedroom 14'9 x 12'4
With front aspect UPVC double glazed dormer window, loft hatch with fitted loft ladder, large recessed store cupboard with eaves access with potential for conversion to an en suite shower room if required, radiator.

Bedroom 12'7 x 10'7
With front aspect UPVC double glazed dormer window, radiator.

Bedroom 9'3 x 7'11
With rear aspect UPVC double glazed dormer window looking onto garden, recessed fitted wardrobe with pull-out hanging rail and access to eaves storage.

Family Bathroom 11'11 x 5'4
With UPVC frosted double glazed dormer window, fitted vanity unit comprising a range of wood effect gloss finish store cabinets, WC with concealed cistern and shelf over, and wash hand basin with mixer tap over, shower bath with central mixer tap, Aqualisa shower and shower screen over, built-in airing cupboard housing hot water cylinder with fitted shelving over, fully tiled walls, LVT tile effect flooring, combination radiator/chrome effect heated towel rail.

Garage, Outbuildings & Annexe:

Garage 27'6 x 15'1
With electric roller door, consumer unit, UPVC double glazed window, power and light, stable door opening through to workshop.

Workshop 11'10 x 8'
With power and light, fitted workbench, window, stable door opening through to storeroom.

Storeroom 11'11 x 10'4
With two windows, power and light, door opening through to log store.

Log Store 12'5 x 11'
With galvanised mesh panels and door.

Annexe Ground Floor:
Private front entrance with composite entrance door and inset double glazed window, entrance lobby with coat-hanging space, consumer unit, recessed downlighters, stairs to first floor with Velux window over.

Annexe First Floor:
Small landing area with doorway opening through to the open plan living space.

Open Plan Living Space 14'9 x 11'3
With fitted kitchen comprising wood effect worktops



with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, range of cream store cupboards and drawers, space for undercounter fridge and freezer, extractor fan, four ring induction hob with splashback over, recessed downlighters, living/dining area with two Velux windows over with black-out blinds, electric heater, wood effect laminate flooring, access to eaves storage space, hallway with utility cupboard with fitted worktop and space and plumbing for washing machine, cloaks cupboard with hanging rail, door to bedroom.

Bedroom 14'9 x 8'10
With dual aspect Velux windows with black-out blinds, electric heater, recessed downlighters, loft hatch, door to en suite shower room.

En Suite Shower Room 8'1 x 4'7
With Velux window, fully tiled walk-in shower cubicle with Triton electric shower, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern, recessed downlighters, extractor fan, shaver point, vinyl tile effect flooring, electric heated towel rail.

Annexe Council Tax:
Council Tax Band A.

Outside:
To the front of the property is a concrete driveway and an area laid to pea shingle providing off-road parking for six/seven cars. There is a picket fence to the front, a water butt and outdoor power points, and hedging to one side. Walking past the outbuildings to one side, there is a garden shed (10'9 x 6'8) next to log store, with a five bar gate opening to the rear patio and garden. The patio has been laid to Indian sandstone paving and has outdoor power points and tap. The large garden has been laid to lawn with mature shrub borders and a variety of fruit trees, and a rear paved seating terrace. A five bar gate next to the rear timber garage opens to the rear parking space with access via double gates to the high street.

Garage 19'3 x 9'10
Timber frame single garage set onto concrete base, with personal door to side opening to garden, and double wooden doors opening to a brick block paved area with double gates opening to the high street.



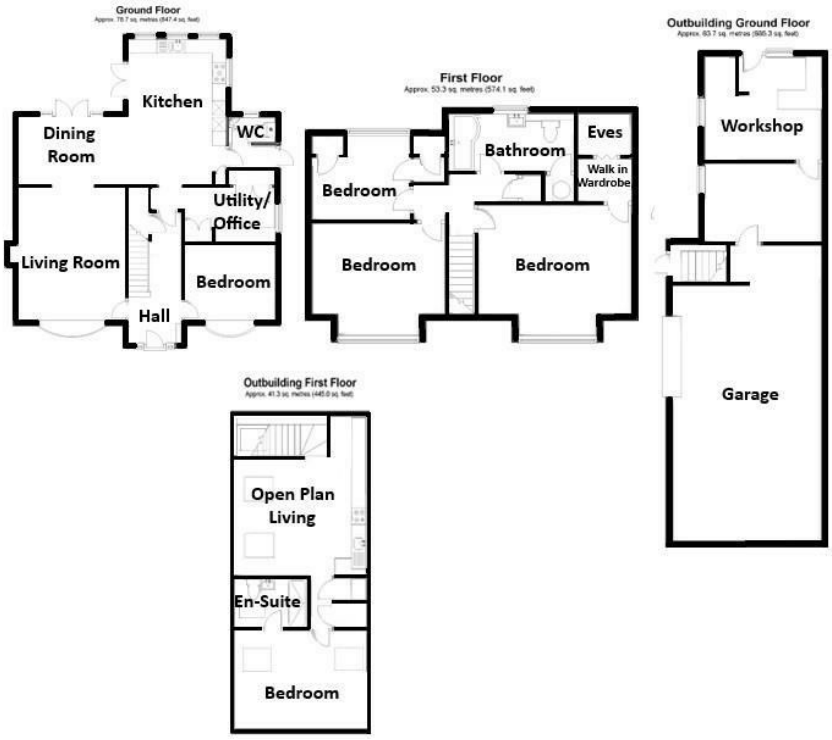


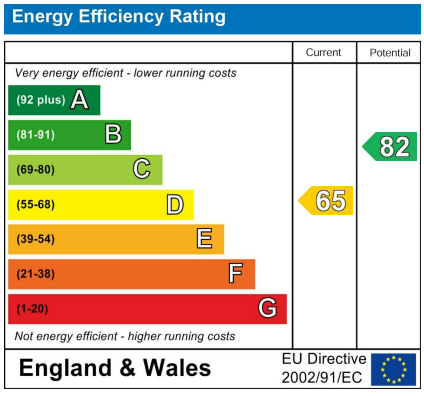












Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

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