



## Station Road New Romney TN28 8LF

- Unique Detached Period Home
  - Set On A Generous Plot
- Separate Sitting & Dining Rooms
- Attractively Landscaped Gardens
  - Short Walk To High Street
- Four Bedrooms
- Kitchen/Breakfast Room
- Bathroom & Downstairs En Suite
- Brick-Built Outbuilding
- No Onward Chain

**Asking Price £445,000 Freehold**





Mapps Estates are pleased to present this charming four bedroom detached period home, tucked away in a secluded position yet within easy walking distance of the high street. The spacious ground floor accommodation includes a welcoming reception hall, cloakroom, generous kitchen/breakfast room with separate utility room, dual aspect sitting room, separate dining room, and a double bedroom with en suite shower room. Upstairs, there are three additional bedrooms and a family bathroom.

The property sits on a generous plot with attractive front and rear gardens, a driveway providing off road parking for up to three cars, and a brick built outbuilding to the rear. Offered with no onward chain, early viewing is highly recommended.

### **Location**

The property enjoys a secluded setting within short walking distance of New Romney town centre, which offers a range of independent shops, restaurants, a Sainsbury's, doctors' surgeries and dentists. Both primary and secondary schools are close by. Littlestone's championship golf course and beach are only a short drive away, and the popular Romney, Hythe & Dymchurch Light Railway has a station in the town.

Ashford, with its wider selection of shops and amenities, is easily accessible and provides high speed rail services to London St Pancras in under 40 minutes. The M20 can be reached via Ashford or Hythe, offering convenient connections to the Channel Tunnel Terminal and the Port of Dover.

### **Ground Floor:**

#### **Front Entrance**

Front entrance with canopy and light over, UPVC front door with frosted double glazed panel, opening to reception hall.

#### **Reception Hall 9'3 x 6'8 (2.82m x 2.03m)**

With feature archway to stairs to first floor, picture rail, radiator.

## Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin with tiled splashback, WC, tiled floor, radiator.

## Kitchen/Breakfast Room 14'11 x 10'11 (4.55m x 3.33)

With space for breakfast table with exposed floorboards, front aspect UPVC double glazed window looking onto garden, range of fitted wooden store cupboards, display cabinets and drawers, feature tiled fireplace with wooden mantel shelf over and tiled hearth, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainage with mixer tap over, four ring electric hob with pull-out extractor over and electric oven under, built-in airing cupboard housing hot water cylinder and heating control panel, tiled floor to kitchen area, space for undercounter fridge and freezer, side aspect UPVC double glazed window, cupboard housing fuse box, cupboard housing pump control, door through to utility room.

## Utility Room 6'4 x 5'3 (1.93m x 1.60m)

With front and side aspect windows, back door, space and plumbing for washing machine, tiled floor.

## Dining Room 13'1 x 11'10 (3.99m x 3.61m)

With rear aspect UPVC double glazed window looking onto garden, bespoke cabinet and recessed display cabinet and storage cupboards, feature tiled fireplace with wooden surround and mantelpiece, picture rail, radiator, door through to reception hall, internal frosted windows and sliding door opening to bedroom, door to rear lobby.

## Rear Lobby

With rear aspect UPVC double glazed door opening to garden, understairs storage space, door through to sitting room.

## Sitting Room 15'6 x 11'11 (4.72m x 3.63m)

With front and rear aspect UPVC double glazed windows, feature tiled fireplace with wooden surround and mantelpiece, picture rail, two radiators, door through to reception hall.



### **Bedroom 15'2 x 10'7 (4.62m x 3.23m)**

With side and rear aspect windows, electric night storage heater, radiator, loft hatch, door to en suite shower room.

### **En Suite Shower Room 9'4 x 5'2 (2.84m x 1.57m)**

With rear aspect window, fully tiled shower with Triton electric shower unit, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, wall-mounted electric heater (not tested).

### **First Floor:**

#### **Landing**

With rear aspect UPVC double glazed window looking onto garden, eaves storage cupboard, large shelved airing cupboard with wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler.

### **Bedroom 13'1 x 11'11 (3.99m x 3.63m)**

With rear and side aspect UPVC double glazed windows, recessed fitted wardrobe with hanging space and shelf over, picture rail, radiator.

### **Bedroom 12'4 x 11' (3.76m x 3.35m)**

With front aspect UPVC double glazed window, recessed walk-in wardrobe with hanging space and shelving over, picture rail, radiator.

### **Bedroom 12'3 x 9'1 (3.73m x 2.77m)**

With rear aspect UPVC double glazed window looking onto garden, fitted wardrobe with store cupboard over, picture rail, radiator.

### **Bathroom 6'8 x 5'10 (2.03m x 1.78m)**

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with shelf over, WC, part-tiled walls, loft hatch, exposed floorboards, radiator.

### **Outside:**

The property is set back from the road by a front garden with a variety of flowers, shrubs and trees offering a high degree of privacy. An arched gate set into front hedging opens to a pathway to the front entrance. There is also a



driveway laid to pea shingle and providing off-road parking for up to three cars, and a side pathway leading through to the rear garden. This is generous in size and has been attractively landscaped, mostly laid to lawn with a variety of trees, shrub borders and flower beds. There are also two outdoor wall lights, a water butt and composter, and a brick-built outbuilding with a brick-block paved terrace to the rear.

Agent's Note: The property did have an attached garage (16' x 7'9); this no longer has a roof so is not currently usable, but does still have the garage door in place.

**Outbuilding 12'4 x 7'5 (3.76m x 2.26m)**

A brick-built outbuilding with a pitched roof and loft space, side aspect window and glazed panel door opening to garden.





### Ground Floor

Approx. 81.3 sq. metres (875.1 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

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

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>	63	69
(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	

### Mapps Estates Sales Office

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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.