



Marsh House, Old Romney,
Romney Marsh, Kent TN29 9SF

Warner Gray

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Offers in excess of £500,000

A modern detached 3 Bedroom chalet style property offering versatile accommodation (could offer ideal business premises) set within grounds of approximately 1.3 acres (unmeasured) to include detached former stable block. Situated in the village of Old Romney, enjoying views across the surrounding beautiful unique Romney Marsh landscape and within easy reach of the picturesque East Sussex coastline.

Detached

Versatile accommodation (including 2 offices)

Grounds of approximately 1.3 acres (unmeasured)

Outbuildings with potential (former stable block)

Adjoining open countryside

Scenic views and within easy reach of coast

The detached chalet style property offers versatile accommodation that includes an integral double garage which has been converted into 2 offices together with 2 good size store rooms. In addition there are excellent outbuildings which could offer interesting further potential (former stable block).

A brief description of Marsh House, with approximate dimensions is as follows :
LOBBY 6' 8" x 6' 0" (2.03m x 1.83m) With door leading to 2 offices and 2 store rooms (former integral double garage). **OFFICE** 10' 7" x 8' 2" (3.23m x 2.49m) Window to side. Opening to adjacent 2nd office. **OFFICE** 8' 6" x 6' 4" (2.59m x 1.93m) Window to side. **STORE ROOM** 10' 8" x 8' 3" (3.25m x 2.51m) Doors to adjacent office and also 2nd store room. **STORE ROOM** 10' 2" x 8' 6" (3.1m x 2.59m)

ENTRANCE / INNER HALL 13' 10" x 13' 1" max" (4.22m x 3.99m) Partially divided with archway leading through. Staircase to 1st floor, with feature arch window and generous storage area below.

SITTING ROOM 19' 7" x 15' 4" (5.97m x 4.67m) Double aspect room with open fireplace (currently sealed) and French doors to garden, enjoying beautiful far reaching rural views.

DINING ROOM 13' 6" x 13' 1" (4.11m x 3.99m) Enjoying beautiful rural views over garden and beyond.

KITCHEN/BREAKFAST ROOM 13' 5" x 13' 4" (4.09m x 4.06m) Good size, enjoying double aspect to front and side. Fitted with traditional style base/wall cabinets providing ample storage, with integrated double eye level oven (electric) and hob, leaving space for further appliances. Door to adjacent Utility Room.



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UTILITY ROOM 10' 4" x 5' 9" (3.15m x 1.75m) Fitted base cabinets set under worktop with inset sink, leaving space for appliances. Lovely rural views and door to garden plus door to adjacent Cloakroom.

CLOAKROOM W.C. and hand basin, with window to side.

1ST FLOOR Landing with rural views across Romney Marsh through feature arched window on staircase. Large airing cupboard.

MASTER BEDROOM Double aspect enjoying beautiful rural views and ample built in storage. En-suite Shower Room (Jack and Jill with door to landing) with shower, hand basin and W.C. Velux window to front.

BEDROOM 15' 5" x 13' 4" (4.7m x 4.06m) Double room with built in wardrobe storage and double aspect rural views of the surrounding landscape. En-suite W.C. with hand basin.

BEDROOM 13' 6" x 13' 4" (4.11m x 4.06m) Double room with double aspect rural views and built in wardrobe storage.

FAMILY BATHROOM 9' 9" x 5' 9" (2.97m x 1.75m) Traditional style, white fittings with bath, hand basin and W.C. with Velux window to side.

OUTSIDE A front driveway provides ample off road parking, leading to the house and outbuildings which are surrounded by garden/land totalling approximately 1.3 acres (unmeasured), enjoying a beautiful rural outlook, laid predominantly to lawn with patio area adjacent to the house and poultry run.

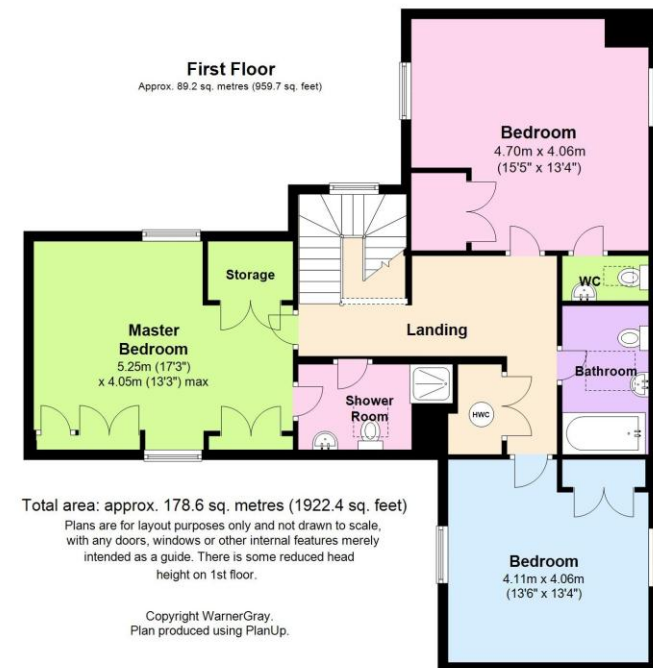
The outbuildings comprise an 'L' shape former stable block (double stable 20'6 x 12'7, stable 11'9 x 10'4, stable 11'9 x 9'9, stable 11'9 x 8'2) with a further room set to the far end (11'6 x 10'6) with light, power and W.C.

SERVICES Mains electricity and water. Oil fired central heating and private drainage.

DIRECTIONS From Tenterden, proceed through Appledore and continue on B2080 towards New Romney. Cross over two roundabouts onto A259 and Marsh House will be found almost 3 miles past the 2nd roundabout (on right hand side next to Plumtree Farm).

SITUATION The nearby small town of New Romney offers a good selection of independent stores and local facilities including The Marsh leisure centre, doctors, dentists, vet, primary/secondary schools and Sainsburys supermarket. Further recreational and leisure amenities may be found in the historic, picturesque Cinque Port of Rye (approximately 10 miles), coastal market town of Hythe and Ashford (approximately 16 miles) with excellent rail links to London (including high speed service to St Pancras and the Continent via Eurostar). The surrounding unique, distinctive Romney Marsh landscape and picturesque coastline offer many wonderful opportunities for walking, cycling and watersports.

VIEWING BY APPOINTMENT THROUGH WARNERGRAY 01580 766044



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