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Church View, Newchurch, Romney Marsh

Offers In Excess Of £475,000



NO ONWARD CHAIN. A deceptively spacious four/five bedroom extended family home, which offers three reception rooms, modern, kitchen/breakfast room, large rear garden backing onto open countryside with swimming pool.

The accommodation offers entrance hall leading to kitchen/breakfast room and dining room, which leads to the separate sitting room. The kitchen offers a modern kitchen with a range of white gloss wall and base units with a range of integrated appliances. The kitchen leads to a further reception room, which offers bi-folding doors leading to rear garden, which makes it the perfect place to enjoy the outside space and swimming pool. In addition, the ground floor accommodation offers a wet room and utility room. The first floor accommodation offers master bedroom with en-suite bathroom, three further double bedrooms, study/fifth bedroom and family bathroom.

Externally to the front there is a driveway providing parking for several cars and side access to rear garden. The large rear garden is mainly laid to lawn, with a variety of mature shrubs, greenhouse, and metal shed. There is a patio area, which leads nicely to the outdoor swimming pool.

Newchurch is five miles from the sandy beaches of Dymchurch and 11 miles from Ashford its High Speed link to London in just 38 minutes and international station. There is a local bus service to Ashford and New Romney. The closest Supermarket, shops and schools are in New Romney approximately 5 miles away. You can visit the famous Romney Hythe and Dymchurch Steam railway. Along with the pretty historic Cinque Ports town of Hythe which is approximately 9 miles and Lympne is six miles. Newchurch has a community village hall which offers an array of activities.

Services - Mains water, electricity

Drainage - Private shared sewerage system

Heating - Oil central heating

Broadband - Average Broadband Speed 3mb to 78mb

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low

In February 2024 after a long spell of wet weather a deluge overwhelmed the waste water system. A section of flooring was removed. The floor was treated with a damp proof membrane. The council have completed work to clear the drainage system.



- NO ONWARD CHAIN
- FOUR/FIVE BEDROOM SEMI DETACHED
 - THREE RECEPTION ROOMS
- MODERN KITCHEN AND UTILITY ROOM
- EN SUITE, WET ROOM AND FAMILY SHOWER ROOM
 - DRIVEWAY FOR SEVERAL CARS
 - EXTERNAL SWIMMING POOL
- LARGE REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE

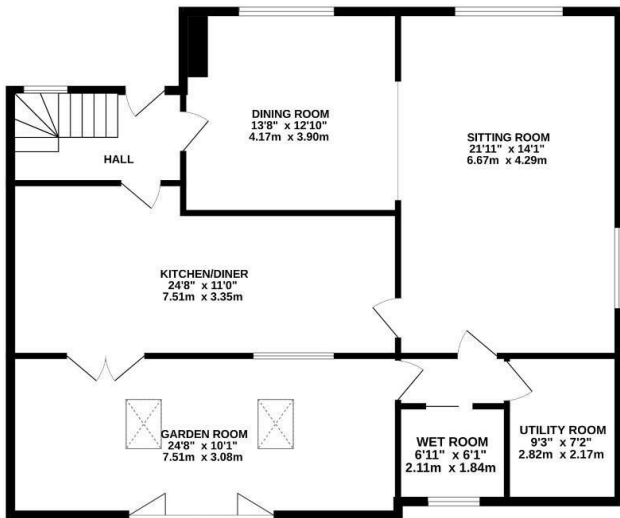




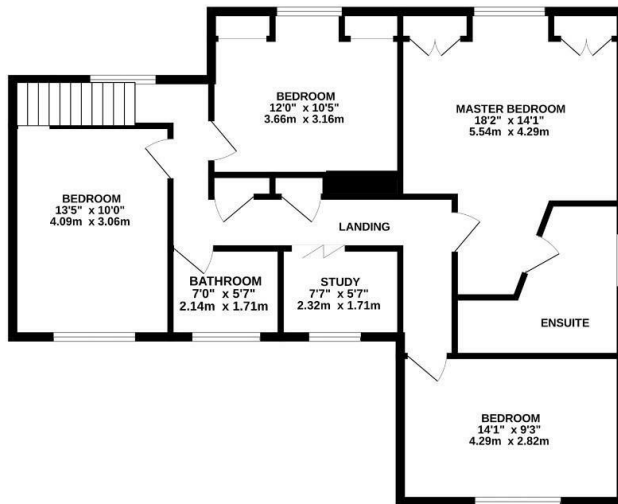




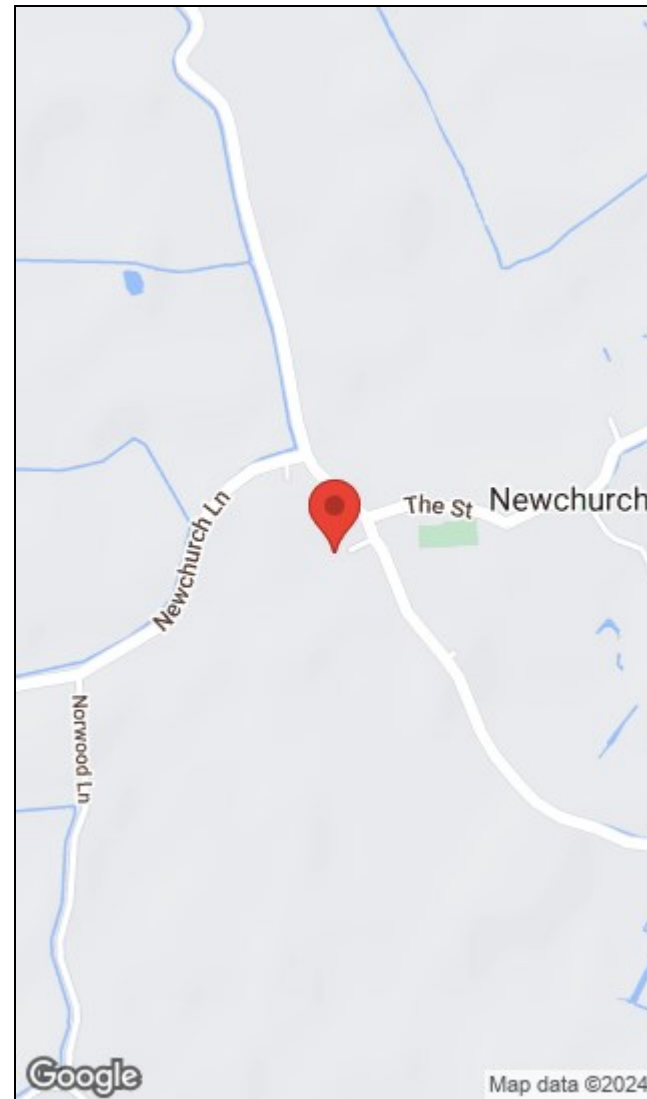
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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