



CGI HOUSE TYPE 2

HUNTERS[®]
HERE TO GET *you* THERE

Adie Road Development, New Romney, Kent | Guide Price £375,000-£400,000
Call us today on 0330 120 0750



CGI HOUSE TYPE 1



- BRAND NEW STYLISH SMALL DEVELOPMENT
 - OPEN PLAN/KITCHEN LIVING AREA
 - DRIVEWAY PARKING FOR 2 CARS
- UNDER FLOOR HEATING TO GROUND FLOOR
 - ENERGY EFFICIENT HOMES
- PRIVATE GARDEN WITH COUNTRYSIDE VIEWS
- JULIET BALCONY TO MASTER BEDROOM WITH STUNNING FIELD VIEWS
 - 10 YEAR NEW BUILD WARRANTY
- BUY OFF-PLAN TO CHOOSE KITCHEN/FLOORING
 - SHORT WALK TO THE BEACH



ADIE ROAD DEVELOPMENT

Welcome to Adie Road Development in New Romney, an exclusive development comprising 3-bedroom semi-detached new build homes. Each home offers spacious living accommodation, stunning kitchens and beautifully appointed bathrooms, finished to an exceptional standard by local and renowned builder Luke Brazier and designed by local award-winning architect Holloway Studios. Set in the idyllic and desirable location of New Romney.

LAYOUT

This is a fabulous three-bedroom home with open plan kitchen/dining and living areas to the ground floor.

The first floor has 3 bedrooms, an ensuite to bedroom 1 and a family bathroom.

SPECIFICATION

Traditionally built brick and block homes.

Bespoke Designer Fitted Kitchens in a choice of door colour finish complete with soft close doors and drawers. *

Fully integrated appliances including fridge/freezer, single oven, gas hob and dishwasher

CAT 6 Home networking cabling throughout providing super-fast fibre broadband.

Ceramic tiling to bathroom floors and walls in a choice of colours. Fully tiled over baths and shower enclosures, half height tiling to basin and WC walls. *

Karndean flooring or tiling to kitchen area in a choice of colours. *

UPVC glazed windows and doors in black finish incorporating lockable furniture.

High security composite front door incorporating five-point locking colour black.

Security alarm incorporating movement detectors and door contacts.

Front and rear landscaped gardens with planting and seeded or turf depending on season
Grey texture slabs to paths and patio.

Subject to state of build various packages for interior or exterior can be bespoke designed.

Burford contemporary skirting and architrave, oak veneered doors with stainless handles and hinges.

Full Gas central heating with underfloor heating downstairs.

10-year build warranty provided.

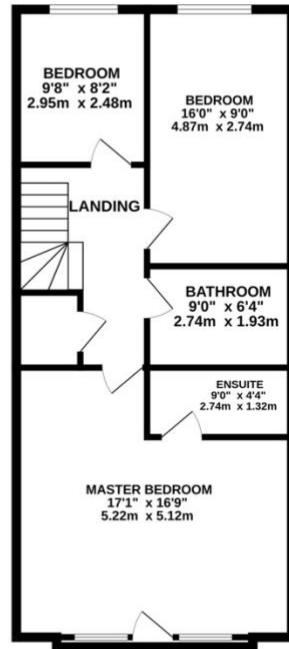
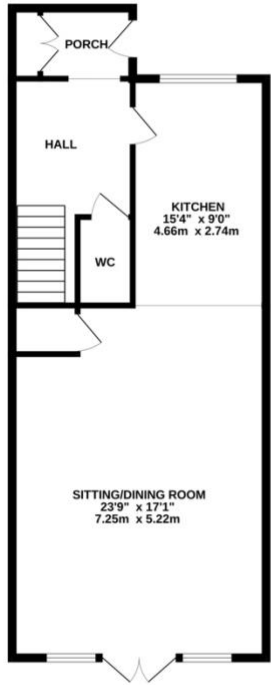
LOCATION

Surrounded by open fields, but within easy reach of historic New Romney and commuting routes to London, it is perfect for anyone looking for a home that will let them get more from life. Modern design and unspoiled surroundings are a rare and desirable combination.

The town is picturesque and within walking distance of a local shop and New Romney main high street is only a short drive away offering all the amenities of modern living, with supermarkets, post office and a pharmacy, as well as many small shops. There are also a host of traditional pubs, restaurants and coffee shops to enjoy, while hotels welcome visitors all year round. New Romney may have established roots, but there are plenty of new shoots, with enterprises and small businesses helping to create a sense of community and an atmosphere that is both forward looking and relaxed.

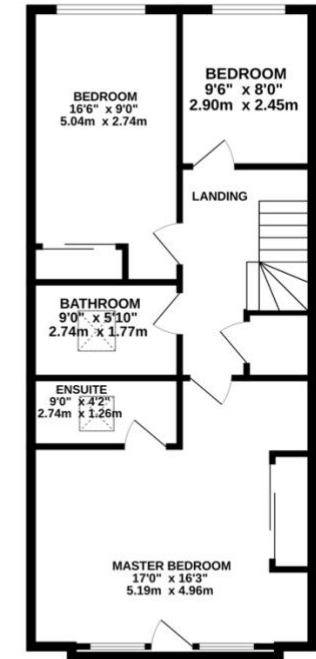
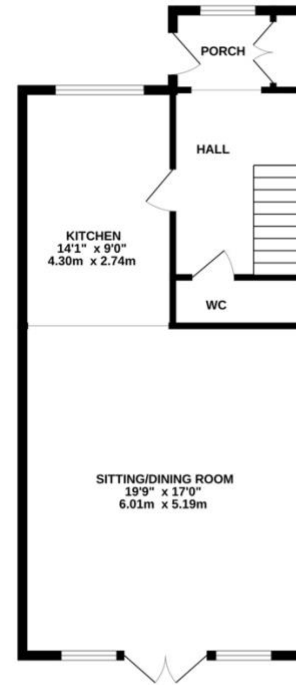


HOUSE TYPE 1 FLOOR PLAN:



TOTAL FLOOR AREA: 1385 sq ft. (128.7 sq.m.) approx.
 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
 Made with Metragen ©2023

HOUSE TYPE 2 FLOOR PLAN:



TOTAL FLOOR AREA: 1280 sq ft. (118.9 sq.m.) approx.
 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
 Made with Metragen ©2023

Development Address: Adie Road, Greatstone, New Romney, TN28 8ST

Important Notice These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed. All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

New Homes Address: 21 Cedar Parade, Repton Park Avenue TN23 3TE | 0330 120 0750
 | newbuildskent@hunters.com

