



## **Richmond Drive**

**New Romney TN28 8UW**

- Large Family Home Plus Spacious Annexe
  - Kitchen & Separate Utility Room
  - Bathroom & En Suite Shower Room
    - Modern Annexe Added c.2010
- Double Garaging & Ample Off-Road Parking
- Four Bedrooms To Main Residence
  - Two Reception Rooms
- Generous Gardens Looking Onto Open Fields
- Living Space, Bedroom & Wet Room To Annexe
  - \*\* No Onward Chain \*\*

**Asking Price £595,000 Freehold**







Mapps Estates are delighted to bring to the market this substantial detached four bedroom family home complete with an attached modern annexe, located on the edge of this popular residential development, enjoying countryside views from the rear garden yet within easy access of local amenities. The property has been in the same family from new, the annexe having been added c.2010. The main residence comprises a spacious living/dining room, a kitchen/breakfast room and separate utility, modern garden room/home office, four bedrooms, a family bathroom and an en suite shower room to the master bedroom, and an integral double garage. The self-contained annexe offers a perfect solution for those looking for multi-generational living, enjoying a contemporary open plan living space with a kitchen area, a generous double bedroom and a large en suite wet room, both main rooms having French doors to the rear garden. This versatile property also enjoys generous gardens to the side and rear, and a gated front driveway providing off-road parking for four cars. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering 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.

## **MAIN RESIDENCE**

### **Ground Floor:**

### **Entrance Hall 10' x 6'9**

With UPVC front entrance door and frosted double glazed panels to sides, UPVC doors to annexe, garden room and main residence, loft hatch, tiled floor, coved ceiling, radiator.

### **Garden Room 12'6 x 10'5**

With UPVC double glazed windows and French doors to garden, two Velux windows, internal UPVC double glazed window looking through to living room, ceiling fan/light, tiled floor, radiator.

### **Reception Hall 15'1 x 6'1**

With stairs to first floor and understairs store cupboard, heating thermostat, coved ceiling, radiator.

### **Cloakroom**

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

### **Living/Dining Room 21'11 x 13'11 (max)**

Narrowing to 10'4 in dining area, with feature exposed brick fireplace with quarry tiled hearth and fitted coal effect gas fire, internal UPVC double glazed window looking through to garden room, coved ceiling, two radiators, dining area with UPVC double glazed French doors to patio and rear garden, door to kitchen/breakfast room.

### **Kitchen/Breakfast Room 18'4 x 12'1**

Narrowing to 7'6 in breakfast area, with rear aspect UPVC double glazed window looking onto garden, fitted kitchen with range of wood fronted store cupboards and drawers, roll top work surfaces with tiled splashbacks, inset stainless steel sink/drainers, space and plumbing for dishwasher, space for undercounter fridge, fitted electric cooker, door to reception hall, coved ceiling, radiator, opening through to breakfast area with UPVC double glazed window looking onto rear garden, radiator, door to utility room.

### **Utility Room 7'10 x 5'10**

With UPVC double glazed window and back door to patio and rear garden, fitted worktops with tiled splashbacks, inset stainless steel sink with cupboard under, wall mounted store cupboards, space and plumbing for washing machine and tumble dryer, wall-mounted Glow Worm gas-fired boiler, radiator, door to integral garages.

### **Integral Double Garage 17'2 x 17'6 (max points)**

With two up and over garage doors, window to side, consumer unit, power and light, loft hatch.





## First Floor:

### Landing

With loft hatch, built-in airing cupboard housing hot water cylinder with fitted shelving over, UPVC frosted double glazed window over stairs providing natural light.

### Master Bedroom 14'4 x 11'7 (max)

With UPVC double glazed window, coved ceiling, radiator, door to en suite shower room.

### En Suite Shower Room

With UPVC frosted double glazed window, fully tiled shower cubicle, wall hung wash hand basin, WC, part-tiled walls, coved ceiling, radiator.

### Bedroom 10'4 x 10'1

With UPVC double glazed window looking onto garden with countryside view, radiator.

### Bedroom 9'7 x 7'10 (max)

With UPVC double glazed window looking onto garden with countryside view, recessed built-in store cupboard, radiator.

### Bedroom 8' x 8'

With UPVC double glazed window with open outlook, recessed built-in wardrobe, radiator.

### Family Bathroom 8' x 5'5

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, shaver point, WC, coved ceiling, radiator.

## ANNEXE

### Open Plan Living Space & Kitchen 20' x 15'3

With two UPVC double glazed windows, kitchen area comprising a range of fitted wood effect store cupboards and drawers, square edged worktops with matching upstands, inset one and a half bowl stainless steel sink/drainer, space for dining table, living room area with UPVC double glazed windows and French doors to patio and garden, coved ceiling, radiator, door to bedroom.

### Bedroom 19'11 x 9'8

With UPVC double glazed French doors to patio and garden, UPVC frosted double glazed window to side, coved ceiling, radiator, door to en suite wet room.



### En Suite Wet Room 9'2 x 9'

With UPVC frosted double glazed windows, fully tiled walls and floor, large open shower area, fitted bathroom unit comprising WC with concealed cistern, and wash hand basin with mixer tap over and store cabinets and drawers under, extractor fan, shaver point, radiator.

### Outside:

To the front of the property is a generous gated driveway providing off-road parking for up to four cars and access to the double garage. There is outside lighting and gated access to both sides of the property leading through to the rear garden. The main garden is laid mostly to lawn with mature shrub borders and trees to the sides, with one side looking through the trees onto open fields. There is an outside water tap by the back door and a good-sized paved patio area by the French doors from the living room. From here a path leads though to a further garden area with direct access from the annexe and garden room; this has a feature sunken patio/BBQ area looking across the adjacent field, a further brick block paved patio with a pergola over, a variety of mature shrubs and trees, a grape vine, water butts, two garden sheds and a greenhouse.







Total area: approx. 213.1 sq. metres (2293.3 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kant Energy Company. Plan produced using PlanUp.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band E**  
**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>	67	78
(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	

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