



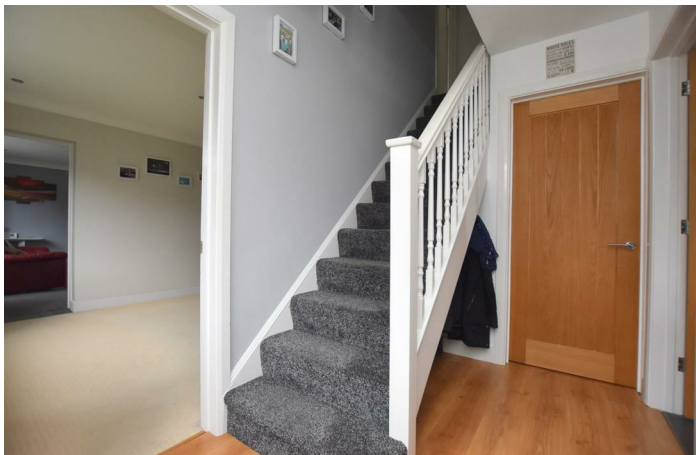
## Wade Close

St. Mary In The Marsh TN29 0BW

- Extended Detached Family Home
- Four/Five Bedrooms Plus Study Area
  - Large Insulated Conservatory
    - Versatile Accommodation
    - Calor Gas Central Heating
- Far-Reaching Countryside Views
- Spacious Living & Dining Rooms
- Well-Appointed Family Bathroom
- Rear Garden Overlooking Open Fields
  - Garage & Off Road Parking

**Offers In Excess Of £450,000 Freehold**





Mapps Estates are delighted to bring to the market this extended detached four/five bedroom family home located in a quiet cul-de-sac in the rural village of St Mary In The Marsh and enjoying far-reaching countryside views to the rear. The property has benefitted from a two storey extension in recent years (planning permission was also granted at the time for a detached double garage) and now offer spacious and versatile accommodation throughout. To the ground floor is the reception hall, fitted kitchen, study/bedroom five (originally the dining room), a large dining room opening to the insulated conservatory, and an equally spacious living room with French doors to the rear garden. Upstairs you will find four bedrooms, a family bathroom and a study area. The garden is a good size for the property and is adjacent to open fields; there is also a detached single garage, a driveway for off-road parking and gated access to a rear storage area which could accommodate a boat or caravan if required. An early viewing comes highly recommended.

Located in the rural village of St Mary In The Marsh in the heart of the Romney Marsh, with the historic St Mary in the Marsh church, The Star Inn and a local bus stop within easy walking distance. The Cinque Port town of New Romney is about three miles away and offers a range of local amenities, a Sainsbury's store as well as doctors' and dentists' surgeries, a leisure centre and cinema. Primary and secondary schooling are also located in the town, 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.

## Ground Floor:

### Front Entrance

With pitched roof canopy over and an outdoor wall light.

### Reception Hall 9'2 x 5'9

With UPVC frosted double glazed entrance door and window to side, stairs to first floor with understairs storage space, recessed downlighters, wood effect laminate flooring, radiator.

### Kitchen 8'9 x 8'7

With front aspect UPVC double glazed window, UPVC frosted double glazed back door to side, range of matching wood-fronted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, inset four ring gas hob with extractor canopy over and double electric oven under, integrated undercounter fridge, space and plumbing for washing machine, wall-mounted Worcester Bosch gas-fired combination boiler, consumer unit, tile effect laminate flooring, radiator.

### Study (former dining room) 11'10 x 10'6

With rear aspect UPVC double glazed window looking through conservatory to garden, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator. This room could be converted to create a larger kitchen if required subject to building regulations.

### Dining Room 19'6 x 13'7 (max)

With rear aspect UPVC double glazed windows and French doors opening through to conservatory with view of garden and countryside, front aspect UPVC double glazed window, wall-mounted flame effect electric fire, recessed downlighters, coved ceiling, two radiators, glazed door to living room.



### **Living Room 19'3 x 12'9**

With front aspect UPVC double glazed window, rear aspect windows and French doors opening to garden with countryside view, recessed downlighters, coved ceiling, two radiators.

### **Conservatory 21'3 x 7'6**

With UPVC wood effect double glazed windows and French doors to garden with countryside view, fully insulated tiled roof, wood effect laminate flooring, radiator.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, built-in linen cupboard, front aspect UPVC double glazed window.

#### **Bedroom 10'7 x 10'5**

With rear aspect UPVC double glazed window with open view of surrounding countryside, built-in recessed double depth wardrobe (plumbing

has been brought through to this space for potential conversion to an en suite shower room), radiator.

#### **Bedroom 10'6 x 8'11**

With rear aspect UPVC double glazed window with open view of surrounding countryside, radiator.

#### **Family Bathroom 8'10 x 8'6**

With two UPVC frosted double glazed windows, 'Jacuzzi' style bath with mixer tap and wall-mounted shower attachment over, separate good-sized shower cubicle with sliding screen, pedestal wash hand basin with mixer tap over, fitted mirror with demister function and shaver point, WC, extractor fan, recessed downlighters, two chrome effect heated towel rails, vinyl flooring.

#### **Study Area 10'5 x 8'8**

accessed via an open doorway from the landing, with front aspect UPVC double glazed window, radiator, door to inner hallway.



### Inner Hallway

With doors to bedrooms, loft hatch with fitted loft ladder.

### Bedroom 9'4 x 9'

With front aspect UPVC double glazed window, radiator.

### Bedroom 12'11 x 12'1 (max)

With rear aspect UPVC double glazed window with open view of surrounding countryside, radiator.

### Outside:

The front garden is mostly laid to lawn, underneath which is located the Calor gas fuel tank. There is a driveway providing off-road parking for two cars and access to the detached garage, with a border to one side laid to slate chippings. Double gates between the garage and the house open to a rear storage area with space for a boat or caravan if required. The rear garden has been mostly laid to lawn and sits adjacent to open fields. There is a paved patio area by the conservatory with an

outdoor power point, a garden shed and playhouse. Pathways run along both sides of the property, with a side gate and outdoor tap by the back door.

### Garage 16'7 x 9'9

With pitched roof, double doors, rear window, power and light and an outside power point.





Total area: approx. 156.1 sq. metres (1680.1 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. KeelEnergy Company.  
Plan produced using PlanUp.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** D  
**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>		56	67
(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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