



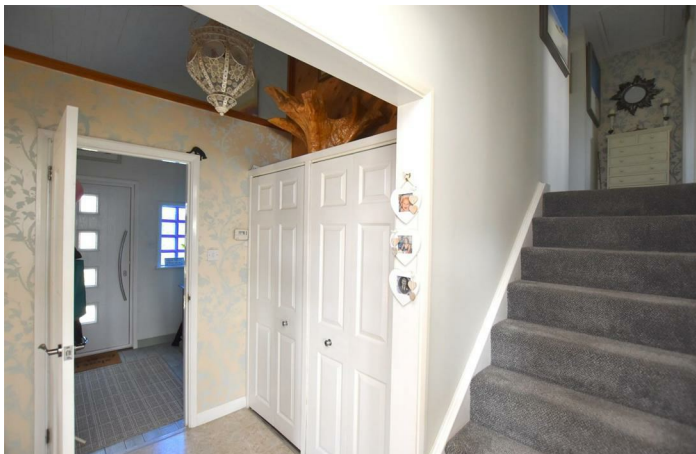
St. Marys Road

St. Mary In The Marsh TN29 0BT

- Unique Detached Family Home
 - Three Bedrooms
- Spacious Living Room With Log Burner
 - Attractive Front and Rear Gardens
- Being Sold With Caravan/Motorhome Storage Business
- Idyllic Rural Location
 - Impressive Open Plan Living Space
- Contemporary Shower Room & En suite Bathroom
 - Double Garage & Ample Off-Road Parking
 - Generating Over £80,000 Per Annum

Asking Price £1,200,000 Freehold





Mapps Estates are delighted to bring to the market this unique and beautiful detached family home set in an idyllic rural location on the Romney Marsh, being sold together with a successful ongoing caravan/motorhome storage business on the same c.1.5 acre plot. The original home was constructed in the early eighties, and the current owners have recently added a large rear extension which now hosts an absolutely stunning open plan living space with vaulted ceilings and underfloor heating, opening both to a rear sun terrace and orangery. The ground floor accommodation comprises an entrance lobby and reception hall, a spacious living room with a contemporary design log burner, the large open plan living space with a modern fitted kitchen, dining area and sitting room area, a home office, utility room and cloakroom, and the master bedroom and en suite bathroom, while upstairs you will find two further bedrooms and a shower room. There were originally three bedrooms upstairs, so a fourth bedroom would be quite possible if required. The property is set in attractively landscaped gardens and enjoys ample off-road parking space and a double garage. An early viewing comes highly recommended.

Located in an idyllic rural setting near the village of St Mary In The Marsh in the heart of the Romney Marsh, which boasts the historic St Mary in the Marsh church and The Star Inn. 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 Lobby 6'9 x 6'4

With composite entrance door with frosted double glazed panels and feature blue glass bricks to side, vaulted ceiling, wood effect tiled floor, glazed panel door to reception hall.

Reception Hall 8'9 x 6'5

With vaulted ceiling, fitted double cloaks cupboard, stairs to first floor, loft hatch, glazed panel door to open plan kitchen/diner, tiled floor, glazed bi-fold sliding doors to living room.

Living Room 19'9 x 13'10

With front aspect double glazed windows and bespoke fitted shutters, countryside view, side aspect double glazed window looking onto side terrace, contemporary style log burner set onto hearth, recessed former fireplace now used as a log store, five wall light points, coved ceiling, wood effect laminate flooring, radiator, glazed panel door to open plan kitchen/diner.

Open Plan Living Space 25'9 x 21'8

A recently added extension providing a truly spectacular open plan living space with underfloor heating throughout, feature vaulted ceiling with two remote controlled Velux windows, multi-aspect double glazed windows and bi-fold sliding doors opening to the upper sun terrace. There is ample space for a large dining table and a separate sitting room area with a picture window from which to admire the garden and surrounding countryside. The room boasts a contemporary design kitchen with a comprehensive range of grey store cupboards and drawers complemented by Laminum worktops with an inset Blanco double bowl sink, and a matching island/breakfast bar unit with a fitted four ring Bora electric hob and integral extractor. Fitted appliances include an AEG dishwasher, two Siemens electric ovens, a Neff larder fridge and freezer. and a wine cooler. The flooring has been laid to wood effect tiles. This enviable family room opens to the orangery on one side, and the study/home office on the other.

Orangery 13' x 11'

A modern fully glazed structure with sliding panels to all three sides and glazed pitched roof over, Indian sandstone flooring and steps up to kitchen/diner, opening to side terrace also laid to Indian sandstone.



Study/Home Office 10'4 x 9'3

With rear aspect double glazed sliding doors to the patio and garden, quarry tiled flooring, recessed downlighters, radiator, door to utility room, door to inner lobby with understairs store cupboard and door to bedroom.

Bedroom 19'2 (max) x 11'7

With front and side aspect double glazed windows, two recessed double wardrobes (one having a radiator and light), ceiling fan, four wall light points, coved ceiling, wood effect laminate flooring, radiator, door to en suite bathroom.

En Suite Bathroom 10'1 x 6'10

A well appointed en suite with a large fully tiled walk-in shower cubicle with rainfall showerhead and separate hand-held shower attachment, feature freestanding bath with mixer tap over, wash hand basin with mixer tap over and drawers under, WC, built-in linen cupboard, wood effect vinyl flooring, recessed downlighters, heated towel rail, extractor fan, UPVC frosted double glazed window.

Utility Room 6'11 x 5'3

With UPVC double glazed back door to patio and

garden, quartz worktop with inset one and a half bowl ceramic sink/drainers with mixer tap over, fitted store cupboards and drawers under, space and plumbing for washing machine, recessed downlighters, quarry tiled floor, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern, cupboard housing consumer unit, wash hand basin with mixer tap over and store cabinet under, part-tiled walls, quarry tiled flooring, radiator,

First Floor:

Landing

With loft hatch (please note, a Worcester Bosch combination boiler is installed in the loft), built-in airing cupboard.

Bedroom 20'6 x 16'10 (max points)

Formerly two bedrooms now one large suite; with front and side aspect double glazed windows enjoying countryside views, bedroom area with two fitted double wardrobes, dressing room area with additional fitted double wardrobe, six wall light points, coved ceiling, two radiators.



Bedroom 10'10 x 9'11

With rear and side aspect double glazed windows enjoying countryside views, four wall light points, recessed double wardrobe, coved ceiling, radiator.

Shower Room 9'9 x 6'10 (max)

With frosted double glazed sash window, large fully tiled walk-in shower cubicle with Aqualisa shower, storage unit with wash hand basin set on top and mixer tap over, tiled splashback and mirrored bathroom cabinet with lighting and shaver point, WC, recessed downlighters, wood effect vinyl flooring, heated towel rail.

Outside:

The property is set in attractively landscaped gardens to the front and rear. The front garden is laid mostly to lawn with a sweeping driveway laid to pea shingle accessing ample off-road parking space for multiple vehicles and the double garage to the side. There is gated side access to the rear garden by the garage and a screened storage space for the Calor Gas heating tank. The property is approached via a brick block pathway leading to a front terrace, with an Indian sandstone path and steps leading to the front entrance and gravelled areas to both sides. There is a

bin store, outside tap and wall light. The motorhome/caravan storage site is accessed via gates to the left of the house.

The well-tended rear garden is a mix of lawned areas and paved terraces and mature planted borders. An upper sun terrace with bespoke railings and wood effect tiled flooring is accessed directly from the open plan living space, with steps leading down to the garden. There is a large insulated outbuilding (measuring 16' x 12' internally, with power and light), a covered terrace with a hot tub, and a further terrace by the orangery. There are garden sheds by the side patio, outdoor power points and lighting, a feature monkey puzzle tree, and a back gate opening to the caravan/motorhome storage site.

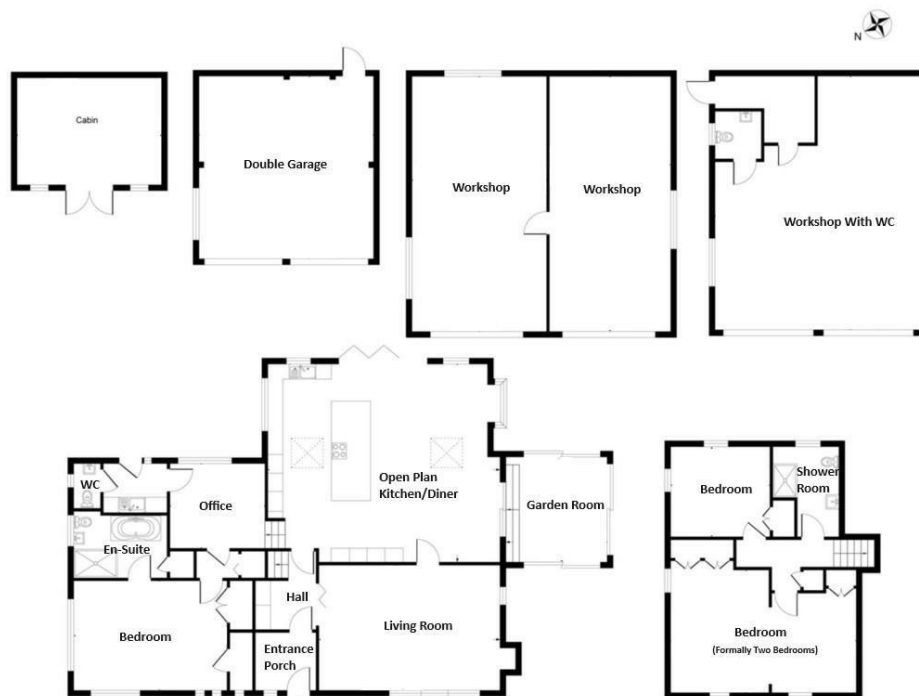
Double Garage 19'11 x 19'

With twin roller doors, side window, power and light, fitted shelving, inspection pit.

Caravan/Motorhome Business Site

Located adjacent to the property, this secure gated site is large enough to accommodate up to 120 caravans/motorhomes and is currently generating over £80,000 per annum. There is a large, double garage which can be rented for storage, and a further workshop and WC to the rear of the site.





Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale.

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.