



Pippin Close

New Romney TN28 8FH

- Four Double Bedrooms
- Stunning Countryside Views
 - Three En Suite Facilities
- Off Road Parking & Garage
- Remainder Of NHBC Warranty
- Detached Executive Home
- Large Living Room/Diner & Study
 - Balcony With View
 - Close To Amenities
 - Attractive Rear Garden

Asking Price £500,000 Freehold





Mapps Estates are delighted to bring to the market this substantial four bedroom detached executive home benefitting from the remainder of its NHBC warranty, being one of the few properties on this prestigious Pentland Homes development to back onto open farmland and consequently enjoying superb countryside views to the rear. The high quality accommodation comprises a large open plan living/dining space opening to the attractively landscaped rear garden, a modern kitchen/breakfast room with integrated appliances, a study/home office and a cloakroom to the ground floor; to the first floor the master bedroom enjoys fitted wardrobes, an en suite shower room and a rear-facing balcony as well as two further bedrooms with en suite facilities (one a Jack & Jill), while the top floor has a further bedroom with countryside views, an en suite shower room and a study/dressing room area. The current owners have also added air-conditioning units to the living/dining space downstairs. In addition there is a large garage with a utility area and a front driveway for two cars. An early viewing to fully appreciate this well-appointed contemporary home comes highly recommended.

Located on this prestigious Pentland Homes development set 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.

Ground Floor:

Reception Hall 18'4 x 6'6

With UPVC double glazed entrance door and full length windows with fitted blinds, fitted doormat, stairs to first floor, underfloor heating control panel, alarm keypad, doors to living room, kitchen and garage, tiled floor.

Cloakroom

With WC with tiled concealed cistern, wash hand basin with mixer tap and fitted mirror over and store cabinet under, recessed downlighters, extractor fan, tiled floor.

Kitchen/Breakfast Room 18'4 x 10'7

With front aspect UPVC double glazed window with garden outlook, square edge wood effect worktops with matching upstands, tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel Blanco sink/drainer, inset Bosch five ring gas hob with wood effect splashback and pull-out extractor over and matching wood effect drawers under, range of matching matt cream finish store cupboards and drawers, integrated Bosch dishwasher and fridge/freezer, fitted high level Bosch double electric oven, recessed downlighters, underfloor heating control panel, breakfast bar with fitted shelving to side, side aspect full length UPVC double glazed window, tiled floor, fitted vertical blind room divider, opening to-

Open Plan Living/Dining Room 23'9 x 17'8 (max poin

Living Room 17'8 x 13'10

With underfloor heating control panel, doors to study and reception hall, recessed downlighters, wall-mounted remote-controlled Hitachi HVAC (Heating, Ventilating & Air Conditioning) Unit, opening to-

Dining Area 17'8 x 7'11

With large roof lantern over fitted with remote-controlled blind, wall-mounted remote-controlled LG HVAC Unit, recessed downlighters, rear aspect UPVC double glazed bi-fold doors with view of garden and countryside, side aspect UPVC double glazed window looking onto patio.

Study 9'9 x 7'7

With rear aspect UPVC double glazed window with garden and countryside view, underfloor heating control panel.

Integral Garage 18'3 x 17'

With electric up and over door, double glazed UPVC back door opening to patio and garden, Utility Area with fitted worktop and space and plumbing for washing machine under, wall-mounted Potterton gas-fired boiler, consumer unit, power and light.

First Floor:

Landing

With large front and side aspect UPVC double glazed windows with open outlook, large built-in airing cupboard housing pressurised hot water cylinder and with fitted shelving, stairs to top floor, radiator.

Master Bedroom 17'6 x 16'10

With front aspect UPVC double glazed dormer window, rear aspect UPVC double glazed French doors with fitted blackout blinds and opening to Balcony with countryside view, two fitted floor-to-ceiling wardrobes with sliding doors, two radiators, loft hatch, door to-

En Suite Bathroom 9'1 x 8'7

With UPVC frosted double glazed window, corner bath with wall-mounted taps, fully tiled shower cubicle, wash hand basin with mixer tap over and drawers under, WC with tiled concealed cistern, shelf and shaver point over, extractor fan, part-tiled walls, chrome effect heated towel rail, recessed downlighters, tiled floor.

Balcony 6'8 x 3'

With brushed stainless steel handrail and glazed balustrade taking full advantage of the countryside view.

Bedroom 17'7(max) x 9'9

With rear aspect UPVC double glazed window with countryside view, two floor-to-ceiling fitted wardrobes, radiator, door to-

'Jack & Jill' En Suite Bathroom 12'8 x 10'8(max po

'L' shaped, with UPVC frosted double glazed window, panelled bath with wall-mounted taps, fully tiled quadrant shower cubicle, wash hand basin with mixer tap over and drawers under, WC with tiled concealed cistern, shelf and shaver point over, extractor fan, part-tiled walls, chrome effect heated towel rail, recessed downlighters, tiled floor, door to landing.

Bedroom 10'8 x 9'6

With front aspect UPVC double glazed window with open outlook, bespoke range of fitted home office furniture, radiator, door to-

En Suite Shower Room 8' x 4'8

With fully tiled shower cubicle, wash hand basin with mixer tap over and drawers under, WC with tiled concealed cistern, shelf and shaver point over, extractor fan, part-tiled walls, chrome effect heated towel rail, recessed downlighters, tiled floor.

Top Floor:

Small Landing

With door to-

Bedroom Suite 32'11 x 13'6(max points)

Comprising Seating Area with front aspect UPVC double glazed window with open outlook and bespoke fitted shutters, two access points to eaves storage space, three Velux windows with fitted blinds, leading through to Bedroom Area with rear aspect UPVC double glazed window with bespoke fitted blinds and far-reaching countryside view, door to-

En Suite Shower Room 7'11 x 7'1

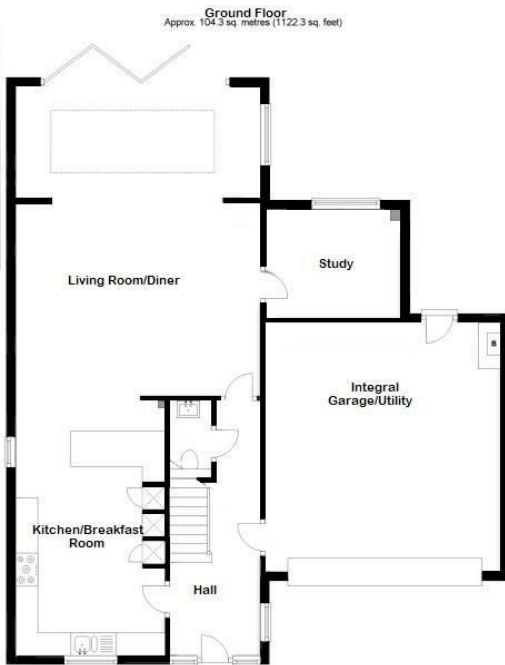
With Velux window with fitted blind, fully tiled shower cubicle, wash hand basin with mixer tap over and drawers under, shaver point, WC with tiled concealed cistern, extractor fan, part-tiled walls, chrome effect heated towel rail, recessed downlighters, tiled floor.

Outside:

The property is complemented by front and rear gardens; to the front, the garden has been laid to lawn with a shrub border, a side gate leading to a bin store area, a brick block driveway for two cars and pathway to the front entrance, and a further side gate leading through to the rear. The rear garden is a good size and a wonderful vantage point from which to admire the countryside view; attractively landscaped with lawned areas, raised flower beds and shrub borders. There is a paved patio to the rear and side of the property with a remote-controlled electric awning fitted over the bi-fold doors; from the rear patio a paved pathway leads through a pergola with steps down to a paved lower terrace. There are multiple outside wall lights, power points, a water tap and a garden shed to the side of the property.



Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(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.