



## Spitalfield Lane New Romney TN28 8HQ

- Beautifully Presented
- Delightful Landscaped Rear Garden
- Open Plan Kitchen/Diner With Log Burner
- Garage & Ample Off Road Parking
- Four Bedroom Detached Chalet Bungalow
- Countryside Views
- Spacious Extended Living Room With Log Burner
- Large Secluded Plot

**Offers In Excess Of £500,000 Freehold**







Mapps Estates are delighted to bring to the market this well-appointed four bedroom detached period Chalet bungalow residence set on a large plot of approximately a quarter of an acre in a secluded location on the outskirts of New Romney and looking onto open countryside. The accommodation comprises a spacious living room, a generous kitchen/diner opening to a conservatory/garden room to the rear, two double bedrooms and a recently-installed bathroom to the ground floor, while upstairs are two further bedrooms. The current owners have made numerous improvements to the property during their ownership, these including an extension to the living room, tastefully re-landscaping the large rear garden, upgrading the garden room and installing cast iron log burners to the living room, dining room and one of the downstairs bedrooms. In addition, the property enjoys off-road parking for up to four cars and a detached garage/outbuilding. An early viewing of this charming home 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.

#### **Ground Floor:**

### **Front Porch 7'3 x 2'8**

With UPVC double glazed entrance door and front and side aspect windows enjoying a countryside view, tiled floor, internal wooden entrance door with bevelled glass panels and matching windows to both sides, opening to-

### **Reception Hall 16'7 x 6'5**

With stairs to first floor, understairs store cupboard with gas meter, heating thermostat, radiator.

### **Kitchen/Diner 22'4 x 11'11 comprising:**

#### **Dining Area 12'6 x 11'11**

With side aspect UPVC double glazed window, recessed cast iron log burner set onto sandstone hearth, coved ceiling, radiator, open to kitchen.

#### **Fitted Kitchen 11'11 x 9'10**

With side aspect UPVC double glazed window, range of sage green store cupboards and drawers, square edge worktops with tiled splashbacks and concealed lighting over, inset stainless steel sink/drainer with mixer tap over, inset four ring electric ceramic hob with extractor canopy over, fitted high level Hotpoint electric oven, integrated Hotpoint dishwasher, space and plumbing for washing machine, space for undercounter fridge, integrated undercounter freezer, larder cupboard, cupboard housing Worcester gas-fired combination boiler, loft hatch, recessed downlighters, tiled floor, half-glazed door to conservatory.

#### **Conservatory/Garden Room 12'10 x 9'7**

With UPVC double glazed windows offering a view of the garden and adjoining fields, UPVC double glazed patio doors to both sides, rear aspect UPVC double glazed French doors opening to the garden, two wall light points, vinyl flooring, radiator.





### **Living Room 18'11 x 11'4**

With two rear aspect UPVC double glazed windows with garden views, side aspect UPVC double glazed window with countryside view, front aspect UPVC double glazed French doors to the garden, cast iron log burner set onto raised slate-effect tiled hearth, radiator.

### **Bedroom 11'11 x 11'5**

With front aspect UPVC double glazed window with countryside view, recessed cast iron log burner set onto sandstone hearth, two wall light points, radiator.

### **Bedroom 11'11 x 11'6**

With front aspect UPVC double glazed window with countryside view, two built-in double wardrobes with store cupboards over, picture rail, radiator.

### **Recently-Fitted Bathroom 6'5 x 6'5**

Installed in 2024, with a rear aspect UPVC double glazed window with garden view, modern

white suite comprising shower bath with mixer tap, wall-mounted shower attachment and curved shower screen over, wash hand basin set into marble effect shelf with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern to side, extractor fan, recessed downlighters, chrome effect heated towel rail, mostly tiled walls and tiled floor.

### **First Floor:**

#### **Small Landing**

With doors to bedrooms.

#### **Bedroom 11'3 x 9'1**

With rear aspect UPVC double glazed window with view of garden and surrounding countryside, recently-fitted Velux window, radiator.

#### **Bedroom 15'5 (max) x 7'6**

With some restricted head height, Velux window, three loft access points, radiator.



## Outside:

The property is approached via a secluded lane bordered by high hedging and leading to the front driveway, this providing off-road parking space for up to four cars. There is a useful detached brick-built garage/store measuring 15'10 x 7'4 internally, having a window, power and light, recently fitted wooden double doors to the front and a side door opening to the rear garden. There is gated access on both sides of the bungalow leading to the rear of the property. The current owners have gone to considerable expense and effort to relandscape the private rear garden, this now boasting a large expanse of lawn, a paved patio, a large garden shed (14' x 8'), and a selection of both mature and recently-planted apple trees. To one side of the property, picket fencing has been newly-installed with gated access to a further area of lawn leading up to the garage, while to the other side is a further garden shed and water tap; to the rear of the bungalow is another water tap as well as a useful outside WC. At the back of the garden a gate leads to a screened off area, with recently-planted

laurel hedging, laid to lawn with raised vegetable beds to one side and leading to a picturesque pond to the rear, this secluded area enjoying beautiful views of the surrounding countryside.

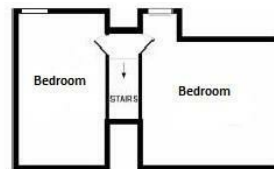
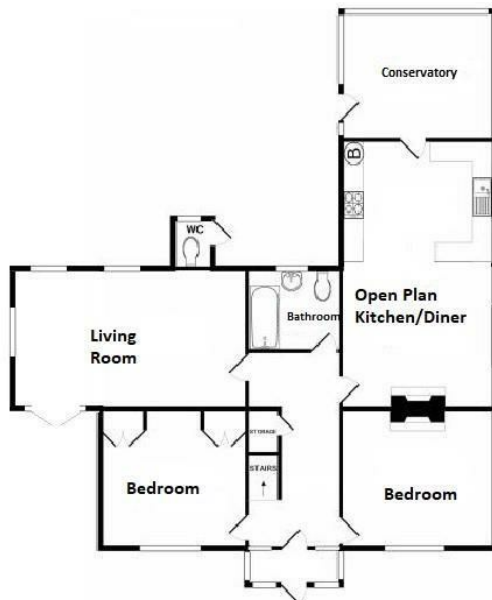
## AGENT'S NOTE:

We have been advised that planning consent has been approved for residential development of the adjacent field to be accessed via Ashford Road. Full details can be found on the Folkestone and Hythe Council website, reference 20/2068/FH.

The property is on private drainage.







**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** C  
**EPC Rating** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(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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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.