



Church Lane

New Romney TN28 8ES

- Modern Detached Family Home
 - Four Double Bedrooms
- Garage & Off-Road Parking To Rear
- Low Maintenance Front & Rear Gardens
- Living Room Opening To Patio & Garden
- Countryside Views
- Family Bathroom & En Suite To Main Bedroom
 - Additional Bespoke Outbuilding/Garage
- Modern Fitted Kitchen & Large Dining Room
 - Remainder Of NHBC Warranty

Guide Price £450,000 - £475,000 Freehold





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Mapps Estates are delighted to bring to the market this well-presented modern four bedroom family home in a semi-rural setting yet within walking distance of New Romney high street and amenities, part of a private residential development and enjoying the remainder of the NHBC warranty. The generous accommodation on offer comprises a living room, a fitted kitchen/breakfast room opening through to a large dining room, a study/home office, and cloakroom to the ground floor, while upstairs you will find the master bedroom and en suite shower room, three further double bedrooms and a separate family bathroom. The front two bedrooms enjoy beautiful countryside views and three of the bedrooms boast fitted wardrobes. Outside, there are low maintenance front and rear gardens, an integral garage and two off-road parking spaces to the rear. In addition, the current owners have added a bespoke and insulated outbuilding, currently used as an extra garage but which could easily be repurposed as a summerhouse or home office space. An early viewing of this desirable family home comes highly recommended.

Located on a modern private development in a semi-rural setting within walking distance of New Romney town centre, which offers 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 Entrance

With pitched roof canopy over and outside wall light, composite entrance door with inset double glazed panel, opening to-

Reception Hall 18'3 x 4'6

With stairs to first floor, understairs store cupboard with automatic light, radiator.

Study 7'3 x 6'1

With front aspect UPVC double glazed window with countryside view, radiator.

Cloakroom

With WC with concealed cistern and tiled shelf over, wall hung wash hand basin with mixer tap and tiled splashback over, extractor fan, chrome effect heated towel rail, tiled floor.

Kitchen/Breakfast room 14'10 x 9'4

With front aspect UPVC double glazed window with countryside view, comprehensive range of cream Shaker style store cupboards and drawers, quartz effect square edge worktops with matching upstands and concealed lighting over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, inset Bosch four ring gas hob with splashback and extractor canopy over and electric oven under, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, cupboard housing wall-mounted Vaillant gas-fired combination boiler, recessed downlighters, space for breakfast table, tiled floor, radiator, archway to-

Dining Room 12'6 x 10'4

With rear aspect UPVC double glazed French doors opening to patio and garden, radiator.

Living Room 15'4 x 10'1

With rear aspect UPVC double glazed French doors opening to patio and garden, door to reception hall, side aspect UPVC double glazed window looking onto patio, radiator.

First Floor:

Landing

With loft hatch and fitted loft ladder, radiator.



Bedroom 13'10 x 11'8

With front aspect UPVC double glazed window with countryside view, fitted double wardrobe with sliding doors, radiator, door to-

En Suite Shower Room 7'3 x 4'5

With UPVC frosted double glazed window, fully tiled shower cubicle with bi-fold sliding screen and Grohe shower, WC with concealed cistern and tiled shelf over, wash hand basin with mixer tap and tiled splashback over, chrome effect heated towel rail, recessed downlighters, extractor fan.

Bedroom 11'1 x 9'9

With rear aspect UPVC double glazed window looking onto garden, bespoke fitted storage comprising two single wardrobes and central shelf with downlighters under, radiator.

Bedroom 11'3 x 8'8

With front aspect UPVC double glazed window with countryside view, radiator.

Bedroom 11'7 x 10'1

With rear aspect UPVC double glazed window looking onto garden, fitted double wardrobe with sliding doors, radiator.

Family Bathroom 12'11(max) x 8'10

With UPVC frosted double glazed dormer window, white suite comprising panelled bath with tiled splashback, mixer tap and wall-mounted shower attachment and shower screen over, WC with concealed cistern and tiled shelf over, wall hung wash hand basin with mixer tap and tiled splashback over, built-in airing cupboard with tubular heater and fitted shelving, tiled floor, chrome effect heated towel rail, extractor fan, recessed downlighters, radiator.

Outside:

The property enjoys an open front garden area laid to artificial grass for low maintenance, a paved terrace and a paved side pathway with gated access to the rear garden. The rear garden has again been laid to artificial grass



and also enjoys a paved patio; there are two outside wall lights and a water tap to the side alleyway. To the rear of the garden is a bespoke outbuilding currently being used as an additional garage. Gated side access leads to the rear parking area and integral garage; there is off-road parking space for two cars.

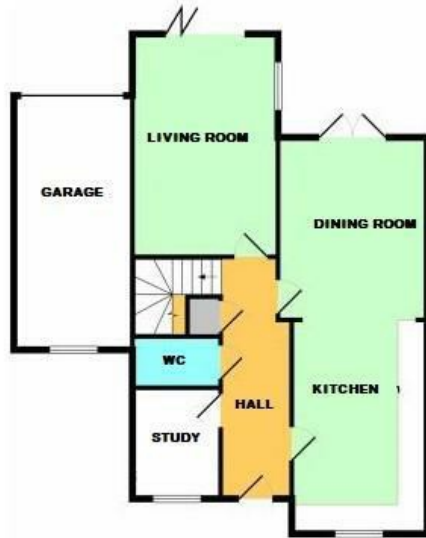
Integral Garage 17'11 x 8'11

With up and over door, power and light, front aspect UPVC double glazed window with countryside view.

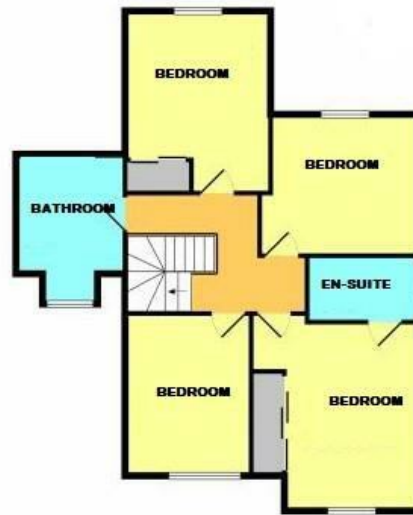
Outbuilding/Garage 19'3 x 11'2

With electric roller door, side aspect windows and glazed double doors to garden, reinforced flooring, recessed downlighters, power points.





Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
 http://www.mappsestates.co.uk

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.