



Gloucester Mews

New Romney TN28 8XQ

- Detached Family Home
 - Four Bedrooms
- Fitted Kitchen & Utility Room
 - Attractive Rear Garden
- Garage & Off-Road Parking
- Well-Presented Throughout
- Spacious Living/Dining Room
- Bathroom & En Suite Shower
 - Countryside Views
 - Close To Amenities

Asking Price £450,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented four bedroom detached family home set in a cul-de-sac location and backing onto open countryside. The well-proportioned accommodation comprises a welcoming reception hall, cloakroom, a spacious living/dining room with a feature open fireplace, fitted kitchen and a separate utility room to the ground floor, while upstairs you will find the master bedroom and en suite shower room, three further bedrooms and a well-appointed family bathroom. There is an attractively-landscaped garden to the rear enjoying countryside views, an integral garage and a front driveway providing off-road parking for three cars. An early viewing of this desirable residence comes highly recommended.

Located backing onto open farmland 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 14'11 x 6'1

With UPVC frosted double glazed front door and leaded window to side, stairs to first floor with understairs store cupboard, alarm keypad, heating control panel, coved ceiling, radiator, doors to kitchen, cloakroom and living/dining room.

Cloakroom

With UPVC frosted leaded double glazed window, wash hand basin with mixer tap and tiled splashback over and white gloss finish store cabinet under, WC, LVT flooring, radiator.

Living/Dining Room 21'11 x 13'8 (max)

Narrowing to 10'2 in Dining Area, comprising Living Room with front aspect UPVC leaded double glazed window with countryside view, feature exposed brick open fireplace with tiled hearth, coved ceiling, radiator, opening to Dining Room with rear aspect UPVC double glazed window and sliding door to patio and garden and enjoying a countryside view, radiator, door to kitchen.

Kitchen 12'2 (max) x 9'7

With rear aspect UPVC double glazed window looking onto garden and countryside view, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainer with mixer tap over, range of wood effect store cupboards and drawers, fitted gas cooker, built-in shelved store cupboard, integrated Bosch dishwasher, integrated undercounter Bosch fridge, coved ceiling, LVT flooring, radiator, door to dining area and door to utility room.

Utility Room 8' x 5'8

With rear aspect UPVC double glazed window and back door to garden with countryside view, fitted worktop with inset stainless steel sink/drainer, space and plumbing for washing machine and tumble dryer, wall-mounted Vaillant gas-fired boiler, coved ceiling, LVT flooring, radiator, door to garage.

First Floor:



Landing

With front aspect UPVC leaded double glazed window, built-in airing cupboard housing hot water cylinder and with fitted shelving, loft hatch.

Master Bedroom 14'2 x 11'8

With front aspect UPVC leaded double glazed window enjoying countryside view, range of fitted wardrobes to one wall, radiator, door to en suite shower room.

En Suite Shower Room 8'6 x 2'5

With UPVC leaded frosted double glazed window, fully tiled shower cubicle with Aqualisa shower and bi-fold shower screen, wall-hung wash hand basin with tiled splashback, WC, vinyl flooring, radiator.

Bedroom 10'3 x 9'11

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

Bedroom 9'8 x 7'8

With rear aspect UPVC double glazed window with countryside view, wall-mounted store cupboards and shelf under, recessed fitted wardrobe with hanging rail and shelf over, radiator.

Bedroom 8'1 x 7'9

With front aspect UPVC leaded double glazed window with countryside view, recessed fitted wardrobe with hanging rail and shelf over, radiator.

Family Bathroom 8'1 x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap and separate shower and shower screen over, fitted vanity unit comprising a shelf with inset wash hand basin and mixer tap over, store cabinets under and WC with concealed cistern, shaver point, part-tiled walls, wood effect laminate flooring, radiator.



Integral Garage 17'2 x 8'2

Currently used as a hobby room, with up and over garage door, wall-mounted store cupboard, consumer unit, power and lighting.

Outside:

To the front, the property enjoys a lawned garden with a driveway laid to brick block paving and bonded resin providing off-road parking for three cars. Gated side access leads through to the attractively landscaped rear garden. There is a paved patio, brick block pathways, a gravelled area with a pergola over, lawned areas, well-stocked shrub borders, a rear paved terrace, water butts and an outside tap, as well as a good-sized garden shed and a summerhouse with lighting. The fencing around the garden is lower with trellising over to take in the view of the surrounding countryside.





Ground Floor
Approx. 64.8 sq. metres (697.4 sq. feet)

First Floor
Approx. 54.7 sq. metres (589.0 sq. feet)

Total area: approx. 119.5 sq. metres (1286.4 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. Kent Energy 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) A		
(81-91) B		81
(69-80) C	68	
(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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