



Ashford Road Ivychurch TN29 0AL

- Well-Appointed Detached Bungalow
- Large Rear Garden With Orchard
 - Bathroom & En Suite Shower
 - Kitchen & Utility Room
- Generous In/Out Driveway & Garage
- Rural Village Location
- Three Double Bedrooms
- Spacious Living Room With Multi-Fuel Burner
- Separate Dining Room
- Oil Fired Heating & Solar Panels

Offers In Excess Of £450,000 Freehold





Mapps Estates are delighted to bring to the market this spacious and well presented three bedroom detached bungalow set in the heart of the charming Romney Marsh village of Ivychurch. This well-appointed home boasts generous accommodation, comprising a front porch, reception hall, a large living room with a multi-fuel burner, a separate dining room opening to the rear patio, a modern fitted kitchen and utility room, three double bedrooms, one en suite shower room and a separate bathroom. The bungalow is set on a sizeable plot with an attractive rear garden, numerous outbuildings and an orchard area to the rear with a host of fruit trees. The property also benefits from a modern oil-fired heating system as well as fully-owned solar panels. To the front is a brick block paved in/out driveway providing off-road parking space for seven/eight cars or a caravan/motorhome if required, and a garage. An early viewing of this impressive home comes highly recommended.

Located in the rural village of Ivychurch with its historic 12th century church, active village hall and the popular Bell Inn, on the Romney Marsh and within easy reach of the village of Hamstreet offering a Morrisons convenience store and a doctors' surgery, and the historic Cinque Port town of New Romney offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Littlestone championship golf course and beach are also only a short drive away, while the popular Romney, Hythe & Dymchurch light railway 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 taking less than 40 minutes. Access to the M20 Motorway is via Ashford, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Front Entrance Porch 4'2 x 4'1

With UPVC double glazed front door, frosted double glazed window to side, tiled floor, light, internal UPVC double glazed door to reception hall.

Reception Hall 26' x 10'8 (max)

With built-in shelved linen cupboard, loft hatch with fitted loft ladder (the large loft space is part-boarded, has two UPVC double glazed window, power and light and a solar panel inverter), heating thermostat, radiator, doors to bedrooms, bathroom, kitchen and living room.

Living Room 17'10 x 12'7

With large front aspect UPVC double glazed window, side aspect UPVC double glazed window, recessed cast iron multi-fuel burner to fireplace set onto slate hearth and with wooden mantel shelf over, coved ceiling, radiator, door to dining room.

Dining Room 10'7 x 8'10

With side aspect UPVC double glazed window, rear aspect UPVC double glazed window and sliding door to rear patio and garden, tile effect laminate flooring, coved ceiling, radiator, doorway to kitchen.

Kitchen 11'1 x 10'8

With rear aspect UPVC double glazed window, modern fitted kitchen with a range of cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset one and a half bowl ceramic sink/drainage with mixer tap over, four ring electric hob with extractor canopy over, fitted high level matching Zanussi oven and microwave, integrated Zanussi slimline dishwasher, cupboard with space for integrated fridge/freezer, built-in pantry cupboard with fitted shelving and UPVC double glazed window, sliding door to hallway, tile effect laminate flooring, UPVC double glazed door to utility room.



Utility Room 8'5 x 4'

With large rear aspect UPVC double glazed window looking onto garden, UPVC double glazed back door opening to patio and garden, space and plumbing for washing machine, heating control panel, wall-mounted store cupboards, power and light.

Bedroom 13'4 x 10'8

With rear and side aspect UPVC double glazed windows looking onto garden, fitted triple wardrobe with sliding doors, radiator.

Bedroom 10'2 x 10'2

With side aspect UPVC double glazed window, consumer unit and electric meter, recessed built-in wardrobe with store cupboard over, radiator.

Bedroom 11'1 x 10'10

With front aspect UPVC double glazed window, fitted double wardrobe with sliding doors, radiator, door to en suite shower room.

En Suite Shower Room 8'7 x 2'10

With UPVC frosted double glazed window, full aquaboarding to walls, shower cubicle with rainfall shower, separate hand-held shower attachment, bi-fold screen and extractor fan over, wall-hung wash hand basin with mixer tap over, wall light/shaver point, WC, chrome effect heated towel rail, extractor fan, tile effect vinyl flooring.

Bathroom 6'9 x 5'6

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower and separate hand-held shower attachment and curved shower screen over, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, coved ceiling, wood-panelled ceiling, wood effect vinyl flooring, chrome effect heated towel rail.

Outside:

To the front of the property is a large brick block paved in/out driveway providing off-road parking



space for numerous vehicles and a motorhome/caravan if required, as well as access to the garage. There is a central area laid to pebbles with a feature cordyline, an outside tap, and a side path and gate to the rear garden. This enjoys a covered paved patio with a raised bed, the garden being laid mostly to lawn with a bay tree to one side. There is a heating oil tank and a Grant oil-fired boiler, two log stores, a workshop (11'3 x 7'10 with fitted workbenches and store cupboards, power and light), a garden shed (7'10 x 5'10), a water butt, potting shed, and two gates opening to the rear section of the garden which has a chicken coop and an orchard area planted with a selection of apple trees (bramley, russet, blenheim and fuji varieties), pear trees (conference and comice), plum trees (Victoria and green gage), a cherry tree and a caged soft fruit area with strawberries, rhubarb, gooseberries, blackcurrants and raspberries.

Garage 16'7 x 9'

With front and rear up and over doors for easy access to the rear garden, power and light.





Ground Floor
Approx. 116.1 sq. metres (1249.5 sq. feet)



Total area: approx. 116.1 sq. metres (1249.5 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 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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.