



## **Merritt Road**

### **Greatstone TN28 8SZ**

- Impressive Detached Chalet Residence
- Main Bedroom With Balcony & Walk-In Wardrobe
- Far-Reaching Views Across Romney Marsh
  - Spacious Kitchen/Breakfast Room
- Integral Garage & Large Gated Driveway
- Four Double Bedrooms & Home Office
  - Heated Outdoor Swimming Pool
  - Large Living/Dining Room
  - Bathroom & Shower Room
  - Close To Shops & Seafront

**Offers In Excess Of £550,000 Freehold**







Mapps Estates are delighted to bring to the market this impressively spacious four bedroom chalet style family home, boasting an outdoor heated swimming pool as well as far-reaching views across the Romney Marsh, and having enjoyed numerous home improvements in recent years. The well-proportioned accommodation comprises a reception hall, a substantial living/dining room, a generous kitchen/breakfast room, two double bedrooms, a modern shower room and a home office to the ground floor, while upstairs the master bedroom boasts its own balcony from which to admire the view as well as a walk-in wardrobe, there is a further double bedroom and a family bathroom. The swimming pool is central to the sizable rear garden and surrounded by various sun terraces, while to the front is a gated driveway for four/five cars and the integral garage.

Located on a popular residential road in Greatstone, within level walking distance of a local primary school, a small parade of shops and the beach, and enjoying panoramic countryside views to the rear. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The 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 travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

### Ground Floor:

## Front Entrance

Recessed front entrance porch with light over, composite front door with inset frosted double glazed central panel opening to reception hall.

## Reception Hall

With stairs to first floor and storage space under, understairs store cupboard, heating thermostat, coved ceiling, tiled floor, radiator.

## Bedroom 11'3 x 10'6

With front aspect UPVC double glazed windows to bay with bespoke fitted shutters, range of fitted floor to ceiling wardrobes to one wall, coved ceiling, wood effect flooring, radiator.

## Bedroom 11'5 x 9'11

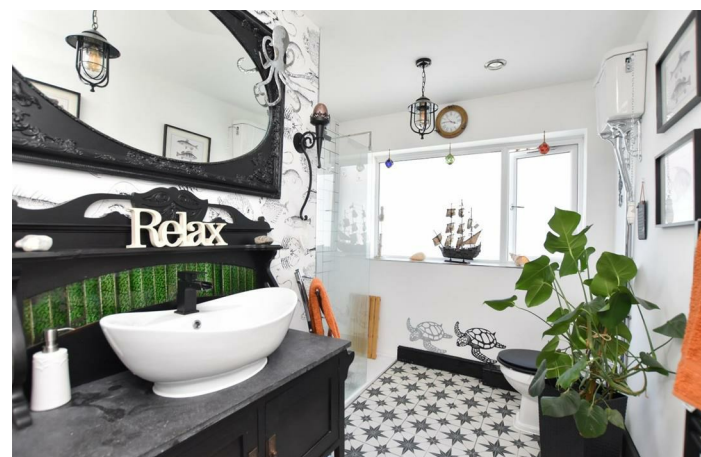
With front aspect UPVC double glazed windows to bay with bespoke fitted shutters, coved ceiling, wood effect flooring, radiator.

## Shower Room 9'11 x 7'8 (max)

With UPVC frosted double glazed window, large walk-in fully tiled shower enclosure with rainfall shower and separate hand-held shower attachment, recessed tiled shelf, WC with high level cistern, fitted period bathroom cabinet with wash hand basin set onto marble shelf with store cabinet under, tiled floor, heated towel rail.

## Living/Dining Room 26'10 (max) x 14'10

With side aspect UPVC double glazed window, rear aspect double glazed bi-fold doors opening to sun terrace, garden and swimming pool, recessed log burner, wood panelling to walls, coved ceiling, wood flooring, two radiators, glazed panel door to kitchen/breakfast room.





### **Kitchen/Breakfast Room 27'1 (max) x 9'7**

With side aspect window and back door, fitted doormat, kitchen comprising separate floor-standing wooden units with a range of wooden store cupboards and drawers, granite worktops and upstands, inset one and a half bowl stainless steel sink with rinser tap and UPVC double glazed window over, space for breakfast table, space and plumbing for washing machine, fitted range cooker, space for American style fridge/freezer, rear aspect UPVC double glazed French doors opening to terrace and garden, fitted store cupboard housing modern wall-mounted Worcester Bosch gas-fired combination boiler, wood effect tiled floor, vertical radiator.

### **Home Office 16'10 x 7'8**

With rear aspect UPVC double glazed French doors opening to paved terrace, wood effect tiled floor, radiator, door to integral garage.

### **Integral Garage 14'9 x 7'9**

With Garolla electric roller door, consumer unit, power and light.

### **First Floor:**

#### **Landing**

With large Velux window, built-in shelved linen cupboard, loft hatch, wood effect flooring, recessed downlighters, radiator.

#### **Bedroom 21'2 (max) x 13'8**

With two Velux windows, rear aspect UPVC double glazed French doors opening to balcony overlooking garden and pool and enjoying a far-reaching panoramic countryside view, door to walk-in wardrobe (8'9 x 5'2 max with fitted hanging rails, shelving and Velux window). wood effect flooring, recessed downlighters, two radiators.

#### **Balcony 6'7 x 4'3**

With wooden handrails and glazed panel



balustrade, decked flooring, outdoor light, overlooking garden and pool and enjoying far-reaching views across the Romney Marsh.

### **Bedroom 13'8 x 11'6**

With front aspect UPVC double glazed window with bespoke fitted shutters and glimpse of sand dunes, recessed double wardrobe with hanging rail and shelf over, two eaves access points, wood effect flooring, recessed downlighters, radiator.

### **Bathroom 9'9 x 5'4**

With Velux window, Jacuzzi style bath with central mixer tap and hand-held shower attachment over, pedestal wash hand basin with mixer tap over, WC, recessed downlighters, extractor fan, wood panelling to walls, tiled floor, chrome effect heated towel rail.

### **Outside:**

The walled front driveway has a five bar gate providing access to off-road parking for four/five cars and the integral garage. There is a double outdoor power point and a side gate and pathway

with an outside tap and leading through to the rear garden. A decked sun terrace runs along the back of the property with outdoor lighting and a further paved terrace to the side. a gate opens to the rear garden which boasts an outdoor heated swimming pool surrounded by a paved seating terrace, with deep side borders laid to beach shingle and planted with shrubs. A garden shed (measuring 11'8 x 5'10 internally) houses the pool pump system, with an air source heat pump to the side for heating the pool. To the rear of the garden is a seating terrace with a pergola over, looking onto the pool and enjoying views across the Romney Marsh.

### **Agent's Note:**


Please note, the property is not currently connected to mains drainage.







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

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