



Church Road New Romney TN28 8TY

- Charming 17th Century Cottage
 - Four/Five Bedrooms
- Sympathetically Refurbished In Recent Years
 - Sitting Room With Inglenook Fireplace
 - Gardens & Parking
- Beautifully Presented Throughout
- Three Storey Accommodation Plus Cellar
- Kitchen/Diner & Separate Dining Room
 - Luxury Family Bathroom
 - No Onward Chain

Offers In The Region Of £550,000 Freehold





Mapps Estates are delighted to bring to the market this charming Grade II listed four/five bedroom cottage thought to date back to the 17th Century, and conveniently located within walking distance of the high street and amenities. The property has been tastefully and sympathetically refurbished in recent years by the current owners and is presented to a very high standard throughout. The accommodation is arranged over three floors, the ground floor comprising a spacious kitchen/diner, a formal dining room with French doors opening to the garden, and a sitting room with an Inglenook fireplace and bespoke cast iron log burner; to the first floor are three double bedrooms and a beautiful family bathroom with a large shower cubicle and a feature rolltop bath; the top floor enjoys an open plan landing currently used as an extra living room but which could potentially serve as a study or fifth bedroom, and a further double bedroom. The property also boasts a cellar, a utility/WC, and a private attractively-landscaped garden. By the property is a brick block paved parking space for one car, and within a short walk the property has shared use of a gated parking area and garage. Being sold with the added advantage of no onward chain, an early viewing comes highly recommended.

Located between New Romney high street and Church Road, with a selection of independent shops and restaurants and a Sainsbury's store conveniently within level walking distance. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Littlestone beach approximately a mile away. Water sports and activities are also well catered for with Varne Boat Club and Lydd Aqua Park only a short drive away. The ever-expanding market town of Ashford is within half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International station with travelling time to London St. Pancras in under 40 minutes, as well as access to the M20 motorway. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal. To the west, the delightful Medieval Cinque Ports town of Rye is just a short drive away, with the larger historic seaside town of Hastings located further along the coast.

Ground Floor:

Entrance Porch

A side porch with brick block paving and a pitched roof over, back door to kitchen/diner and separate door to utility room.

Utility/WC 5'11 x 4'

Part of the lean-to to the side of the property and accessed externally via the side porch, with frosted window, WC, wash basin and mixer tap set onto solid wood worktop with shelving over and space and plumbing for washing machine and tumble dryer under, part-tiled walls, tiled floor.



Kitchen/Diner 23'2 x 9'8

Comprising a modern fitted kitchen with a range of dark blue store cupboards and drawers, solid oak worktops with tiled splashbacks and downlighters over, inset one and a half bowl ceramic sink/drainers with mixer tap over, front and side aspect windows with secondary glazing, space and plumbing for dishwasher, space for fridge/freezer, space for range cooker with extractor fan over and exposed brick surround, cupboard housing consumer unit and electric meter, heating thermostat, tiled floor, dining area with rear aspect window looking onto garden, radiator, door to dining room.

Dining Room 16'8 x 9'4

A useful reception room currently being used as a formal dining room, with rear aspect windows and French doors opening to the garden, exposed timbers, open fireplace, tiled floor, radiator, open staircase to first floor with window over, doors to cellar and sitting room.

Sitting Room 14' x 12'1

With two front aspect leaded windows with secondary glazing, Inglenook fireplace with bespoke cast iron log burner set onto brick hearth with oak bressummer beam and wooden mantel shelf over, wall light points to either side of fireplace, exposed ceiling timbers, recessed shelved store cupboard, radiator.

Cellar 16'3 x 9'2 (max points)

With radiator, power and light.

First Floor:

Landing

With stairs to top floor, radiators, doors to bedrooms and bathroom.

Bedroom 14'3 x 12'4

With two front aspect leaded windows with secondary glazing, exposed ceiling timber, feature fireplace with wooden mantel shelf over, bespoke recessed double wardrobe with window, two radiators.



Bedroom 15' x 9'8

With front aspect leaded window with secondary glazing, fitted wardrobe with hanging rail and shelf, exposed timber, radiator.

Bedroom 10'6 x 9'9

With rear aspect window looking onto garden, recessed wardrobe, radiator.

Family Bathroom 10' x 7'9

With two frosted windows large fully tiled walk-in shower with rainfall showerhead and separate hand-held shower attachment, rolltop bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, part-wood panelled walls, wood effect tiled floor, combination radiator/chrome effect towel rail.

Top Floor:

Open Plan Landing 17'2 x 8'6

Currently used as an additional sitting room but could serve as a study or potentially as a fifth bedroom if required, with rear aspect leaded

dormer window looking onto garden, wall light point, exposed timbers, door to eaves storage space, radiator, door to bedroom.

Bedroom 16'2 x 9'7

With front aspect leaded dormer window, bespoke fitted wardrobe and store cupboards, door to eaves storage space, exposed timbers, wall light point, radiator.

Outside:

Nearby Garage & Parking

Accessed from Station Road and only a short walk from Buckhurst; please note, this plot is shared with the neighbouring property and is on a separate title. A five bar gate opens to parking space for up to six cars and a large garage. Garage: 16' x 14'9 with double wooden doors and set onto a concrete base.





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) A		
(81-91) B		
(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 	

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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.