



Littlestone Road

Littlestone New Romney TN28 8NH

- Impressive Detached Property
- Close to Championship Golf Course & Seafront
- Generous & Well-Appointed Accommodation
- Attractive Gardens & Numerous Outbuildings
- Set On A Third Of An Acre Plot
- Five Bedrooms
- Gated Driveway & Double Garage
- Large Sun Terrace & Outdoor Bar To Rear

Price Guide £795,000 Freehold





Mapps Estates are delighted to bring to the market this substantial and most attractive five bedroom detached residence, set in a sizable plot of approximately one third of an acre and within walking distance of the seafront and the local Championship golf course. The property is approached via a sweeping gated driveway providing generous off-road parking space and access to the integral double garage. The extensive, private gardens are well-stocked with a large variety of shrubs, flower beds and mature trees, with an impressive expanse of lawn leading to a large rear terrace with its very own bar, offering the perfect outdoor space for relaxing or hosting large family gatherings. The accommodation to the main residence is both generous in size and versatile in layout, comprising a living room with cast iron log burner, a dining/garden room, a bespoke kitchen/breakfast room, boot room, utility room and cloakroom to the ground floor, with five bedrooms, an en suite shower room and a family bathroom to the first floor level. An early viewing is highly recommended to fully appreciate the scale and quality of this most desirable family home.

Located in the popular residential area of Littlestone, within a short walk of the green and beach and within walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the 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 for access to mainland Europe.

Ground Floor:

Front Entrance Porch 8'6 x 4'

With UPVC entrance door with frosted double glazed panels, front and side aspect UPVC double glazed leaded windows with garden outlook, terracotta floor tiles, recessed downlighter with motion sensor, internal UPVC windows and door to entrance lobby.

Entrance Lobby 7'7 x 5'3

With built-in cloaks cupboard, coved ceiling, radiator, glazed panel oak door to reception hall, oak door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, wall hung wash hand basin with tiled splashback, WC, coved ceiling, tiled floor, radiator.

Reception Hall 11'5 x 9'6 (max points)

With staircase to first floor galleried landing with vaulted ceiling and UPVC leaded double glazed window over, understairs store cupboard housing gas meter, bevelled glazed panel oak doors to dining/garden room and kitchen/breakfast room and double doors to living room, heating thermostat, radiator.

Living Room 21'6 x 15'11

With front and side aspect UPVC leaded double glazed windows to bay looking onto driveway and gardens, natural stone fireplace with fitted cast iron log burner, five wall lights, coved ceiling, three radiators.

Dining/Garden Room 20'8(max) x 12'10

With Dining area having side aspect UPVC double glazed French doors to side patio and gardens, seating area, Garden Room area with side and rear aspect UPVC double glazed windows looking onto rear patio and gardens, coved ceiling, two radiators.

Kitchen/Breakfast Room 20'5 x 12'10

With side and rear aspect UPVC double glazed leaded windows, bespoke country style kitchen installed by 'Thoroughly Wood' and comprising a range of solid wood store cupboards and drawers, double larder cupboard, tiled worktops and splashbacks, fitted wine racks, one and a half bowl resin sink/drainers with mixer tap over, large @britannia' range cooker with seven gas burners, electric ovens and extractor hood over, central butcher's block, space and plumbing for dishwasher, tiled floor, dining area with solid wood floor, coved ceiling, two radiators, space for American style fridge/freezer, frosted glazed panel door to boot room.



Boot Room 6'2 x 5'7

With UPVC frosted leaded double glazed back door to rear patio and garden, solid wood flooring, some wood panelling to walls to dado level, coved ceiling, doors to garage and utility room.

Utility Room 9'10 x 6'1

With rear aspect UPVC leaded double glazed window looking onto garden, roll top work surfaces with store cupboards over and under, stainless steel sink/drain, space and plumbing for washing machine and tumble dryer, coved ceiling, vinyl flooring, radiator.

Double Garage 18'2 x 15'11

With twin remote controlled roller doors, consumer unit, power and light, wall-mounted store cupboards, boiler room housing floor-standing Potterton gas-fired boiler.

First Floor:

Galleried Landing

With decorative ceiling beam, double airing cupboard with hot water cylinder and fitted shelving, loft hatch and fitted loft ladder, two radiators.

Master Bedroom 11'11 x 11'10

With front aspect UPVC leaded double glazed

window looking onto garden, range of floor to ceiling fitted bedroom furniture to one wall with mirrored and sliding doors, incorporation shelving units, hanging rails and a dressing table with fitted mirror over, additional recessed double wardrobe with hanging rail and fitted shelving, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 9'10 x 8'11 (max points)

With UPVC frosted leaded double glazed window, generous shower cubicle with sliding screen and shower with rainfall showerhead and separate hand-held attachment, 'Aquaboarding' to walls, pedestal wash hand basin, fitted bathroom unit with white gloss storage cabinets and drawers and WC with concealed cistern, tiled floor, radiator.

Bedroom 16'6 x 10'6 (max points)

With some restricted head height, modern Velux window with fitted blind and garden view, rear aspect UPVC leaded double glazed window with open outlook, decorative ceiling beam, coved ceiling, radiator.

Bedroom 15'8 x 8'6 (max points)

With some restricted head height, front aspect UPVC leaded double glazed window with garden view, wall light, decorative ceiling beam, coved ceiling, radiator.



Bedroom 10' x 8'7

With front aspect UPVC leaded double glazed window with garden view, recessed fitted wardrobe with hanging rail and shelving, coved ceiling, radiator.

Bedroom 12'7 x 7'5 (max points)

With some restricted head height, modern Velux window with fitted blind, radiator.

Family Bathroom 9'11(max) x 7'5

With UPVC frosted leaded double glazed window, panelled bath with bi-fold shower screen, wall-mounted shower with rainfall showerhead and separate hand-held attachment over, tiled shelf and splashback, pedestal wash hand basin with tiled splashback, shaver point and mirror with downlighters and bathroom cabinet over, fitted bathroom unit with white gloss storage cabinets and drawers and WC with concealed cistern, tiled floor, radiator.

Outside:

The property is approached via a five bar gate opening to a sweeping brick block paved driveway providing off road parking for numerous vehicles, easily accommodating a motorhome or caravan if required, and accessing the integral double garage. Set on a third of an acre plot, the landscaped gardens are extensive, being laid mostly to lawn with numerous

shrub borders and flower beds playing house to a wide variety of planting, while large mature trees provide privacy to the garden. There is a paved patio to the side of the property by the dining room French doors with outside power points, and a side gate and central double gates accessing the front lawn and driveway. To the rear is a large paved sun terrace with a further lawn and shrub border to one side. There is a pergola with seating to one corner with multiple outdoor power points, while to the other corner is a fantastic outdoor bar. There is a log store to the side, as well as two garden sheds, a greenhouse, a feature dovecot and an additional covered outdoor seating area to the far side set on a concrete base. Fruit trees include cherry, apple, Kent plum and pear; other tree varieties include silver birch, copper beech, acers, horse chestnut and fig to name but a few. In addition, there are two composters and six water butts as well as extensive outdoor lighting to the front and rear.

Outdoor Bar 15'11 x 11'11

Perfect for outdoor entertaining and usable all year round with its feature cast iron pot-bellied stove, this detached timber framed building boasts a full bar area, plastered walls, wood flooring, power and light, a UPVC double glazed window to the side and French doors opening to the rear terrace.





Total area: approx. 229.2 sq. metres (2467.1 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. Kant Energy Company.
 Plans produced using PlanIt®.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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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