







## BAY LEAF WARREN ROAD, LITTLESTONE, NEW ROMNEY, TN28 8PN

OFFERS IN EXCESS OF £1,000,000

- Architect-designed detached home built in 2022, offering modern luxury and approximately 3,000 sq ft of space.
- High-spec kitchen-dining-family room with Neff appliances, quartz worktops, breakfast bar, and instant hot water tap.
- Living room with sliding doors for privacy, a contemporary fireplace, and bi-folding doors to the garden.
- Ground floor includes a utility room, cloakroom, and a double garage currently used as a gym.
- First floor features three bedrooms, two with en-suites, plus a principal bedroom with balcony and walk-in wardrobe.
- Top-floor guest suite with a private balcony and luxurious en-suite, ideal for visitors or older children.
- Landscaped gardens with patio areas, an outdoor kitchen for alfresco dining, and a detached multi-room outbuilding.
- Extensive parking with dual EV charging points and easy access to Littlestone-on-Sea's beach, golf club and watersports club
- 27 Minute drive to Ashford International with trains to London St Pancras in 36 minutes

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## ABOUT THIS HOME

This stunning architect-designed detached home, built in 2022 and spanning approximately 3,000 square feet, is perfectly suited to modern lifestyles. Located at the end of a long private driveway, this property sits on a well-screened plot of just under a third of an acre, offering privacy and tranquility. The grand double-height entrance hall sets the stage for the luxury within, providing an ideal space for a show-stopping chandelier. The heart of the home is the high-spec kitchen-dining-family room, equipped with Neff appliances, sleek quartz worktops, an instant hot water tap, and a breakfast bar. The kitchen opens seamlessly to the living room, where bespoke sliding doors allow for privacy when needed, and bi-folding doors lead to the beautifully landscaped garden. The living room features a contemporary fireplace, creating a cosy yet modern ambiance. Also on the ground floor are a utility room, a cloakroom, and a double garage (currently used as a gym). Upstairs, the galleried landing leads to three spacious bedrooms, two of which have en-suite bathrooms, with the principal bedroom also boasting a balcony and walk-in wardrobe. A study and a family bathroom complete this floor, providing both comfort and practicality. The top floor is devoted to a guest suite with a large private balcony and a luxurious en-suite bathroom, offering an ideal space for visitors or older children. The gardens are meticulously landscaped, featuring multiple patio areas for enjoying sun or shade throughout the day, along with an outdoor kitchen for alfresco dining and entertaining. A detached multi-room outbuilding offers further flexible space, perfect for a home office, gym, or hobbies. The large front garden provides extensive parking and includes dual EV charging points, ensuring modern convenience. This property offers a rare combination of luxury, space, and privacy, making it the perfect home for families or those who enjoy entertaining.







A modern bedroom with a large bed, a blue throw, and a large window overlooking a garden. The room has a vaulted ceiling with recessed lighting. A large circular overlay on the right side of the image contains the text "OWNERS COMMENTS".

## OWNERS COMMENTS

"Building our own home has always been an ambition of ours and when we found this perfect plot, we could not have imagined what a wonderful home we would produce. There is something very special about creating a home where technology and energy efficiency all complement the quality of living and aesthetics. The house has a calm warm nature to it, almost soothing. But what cannot be portrayed in any photo is the peacefulness and tranquillity that we have loved over the past 2 years. New Romney has so much to offer: peaceful walks along deserted beaches, two 18-hole golf courses, history and only 30 minutes from Calais/London. We are so proud to offer our house for sale".









**Approx. Gross Internal Floor Area 3164 sq. ft / 294.27 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Welcome to Bay Leaf one of a pair of architect designed detached homes set at the end of a long private driveway around 0.7 miles from the pebble beach.

Littlestone-on-Sea is a charming quiet coastal haven away from the hustle and bustle of town and city life. Sitting on the English Channel, this picturesque enclave invites you into a world where pebble, shingle and sandy beaches stretch along the shoreline, offering the perfect setting for leisurely walks and seaside relaxation. The renowned Littlestone Golf Club adds a touch of sophistication to the area, providing golf enthusiasts with a challenging links course against the backdrop of the sparkling sea. With its rich maritime heritage, including the historic Littlestone Lifeboat Station and the poignant Littlestone War Memorial, the town echoes the stories of the past. Watersports fans can enjoy everything from Fishing, sailing, waterskiing and stand-up paddle boarding at the Varne Boat Club 4 minutes (1 mile) away by car. Local amenities, charming cafes and an 'Ofsted Good' primary and secondary school are just 5 minutes away in the town of New Romney. Commuters to London can access high speed services from Ashford International (27 minutes drive) and get to London St Pancras in 36 minutes.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

