



Melrose,
Straight Lane, Brookland, Romney Marsh, Kent TN29 9QT

Melrose, Straight Lane, Brookland, Romney Marsh TN29 9QT Guide Price : £850,000 - £900,000

Whether you're a family looking for more inside and outside space, a car enthusiast looking for extensive parking and garaging, a buyer looking for a home office or business opportunity, or you're simply looking for a property that offers a rural lifestyle close to amenities, then this could be it.

This most individual unlisted six bedroom country residence, situated in a set back, but accessible rural location on the outskirts of the village of Brookland, has over the last few years undergone some remodelling and renovation by the current owners and now provides a spacious, flexible family home with an adaptable layout.

In addition to the main house, there are useful outbuildings including a triple garage with inspection pit, a detached purpose built three room studio, currently used as a home office and beauty treatment business, and a pool house / gym. Melrose is on the edge of the Romney Marshes, surrounded by beautiful countryside, with far reaching views, and with the coast and towns of Rye, New Romney and Ashford just a short drive away, it is perfect for someone wanting to spend more time communing with nature while being close to good retail, health, leisure, educational and transport facilities.

- Substantial detached 6 bedroom, 3 bathroom family home
- Enormous scope for flexibility of use / income potential
- Outbuildings providing office / business space and Pool house
- Good size level garden with heated / covered outdoor pool
- Extensive off road parking / Triple garage with inspection pit
- Set back, accessibility rural location with far reaching views
- Romney Marshes and beautiful Kent coast on the doorstep
- Close to historic Cinque Port towns of New Romney and Rye
- High speed rail link to London St Pancras from Ashford

SITUATION: Melrose enjoys a wonderful setting on the outskirts of the rural village of Brookland, which is on the edge of the distinctive and very beautiful Romney Marsh, close to the picturesque Kent coast. Local amenities include a primary school, St Augustine Church, bell tower, village hall and garage with convenience store. The nearby small town of New Romney offers a good selection of independent stores and local facilities. More comprehensive facilities can be found in the historic Cinque Port town of Rye (7 miles) and the market towns of Hythe and Ashford (13 miles). Ashford International offers the high-speed service to London St Pancras, a journey time of approx. 37 minutes. A variety of educational opportunities exist in the area in both the state and private sector, and the property is within the catchment for the well regarded Ashford Grammars.

www.warnergray.co.uk

rye@warnergray.co.uk Tel : 01797 290050

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GROUND FLOOR A useful enclosed porch leads you to the front door, which in turn opens into the **HALLWAY**.

SITTING ROOM 23' 7" x 16' 2" The spacious double aspect room has a modern, elegant feel. French doors to one end flood the room with light and provide views over and access to the patio and garden. A fireplace with wood burner provides a cosy focal point.

BOOT ROOM A useful space for the storage of coats, boots and bags, and a separate **CLOAKROOM** with wash basin and WC. Built-in cupboard housing boiler and hot water cylinder.

This good size **BREAKFAST ROOM** 13' 1" x 10' 1" is open to the kitchen, making it a sociable space, ideal for families.

KITCHEN 13' 1" x 12' 6" A modern kitchen with a range of built-in units, cupboards and bespoke island. Sink with drainer and mixer tap. Two built-in ovens and electric hob with extractor above. Integrated dishwasher and fridge / freezer. Doors to stairs and **UTILITY ROOM** 12' 8" x 8' 8" This useful room has space for a washing machine, dryer and additional fridge/freezer. Units with worktop and sink. Built-in storage along one entire wall. Walk-in larder. Door to rear porch which in turn has a door out to the garden.

DINING ROOM 12'5 x 9'2 Positioned next to the breakfast room, this good size room is currently set up for more formal dining, but could be used for a number of different purposes.

PLAY ROOM / CINEMA 12'5 x 8'8 Currently set up as a playroom for the children. We understand that it was in the past open to the dining room and could be again, should anyone wish to combine these two spaces.

A long **FIRST FLOOR LANDING** divides the upstairs into two wings

A spacious **PRINCIPAL BEDROOM** 16'2 x 11'4 with bi-fold doors that lead into a luxury **en-suite BATHROOM / DRESSING ROOM** 19'5 x 9'4 This enormous en-suite with dressing area and stunning countryside views, really has the "wow" factor. Free standing Jacuzzi bath, separate shower, vanity unit with two basins and storage, high tech WC, extensive built-in storage.

BEDROOM 2 12'10 x 11'11. A good size double with built-in storage and views over the garden.

BEDROOM 3 12'10 x 9'0. A double bedroom with front window.

BEDROOM 4 / EN-SUITE 9'8 x 7'10. Bedroom with cleverly designed en-suite **SHOWER ROOM** and built-in storage.

BEDROOM 5 9'0 x 8'0 A pretty single bedroom with front window.

BEDROOM 6 8'0 x 7'4. Window to the front. This would also make an ideal home study or additional dressing room.

SHOWER / STEAM ROOM Modern shower room serving bedrooms 2,3,5 and 6.

OUTSIDE Set within the heart of the beautiful Romney Marshes and just a short drive from the coast, this property enjoys a lovely rural location and yet is still within easy reach of many local amenities. The property is set well back and approached over a long drive which leads to a large parking area to the side of the house. Behind this is the garaging, which is divided into a double and single garage, all with electrically operated roller doors. NB: There is an inspection pit in the double garage for any budding mechanics.

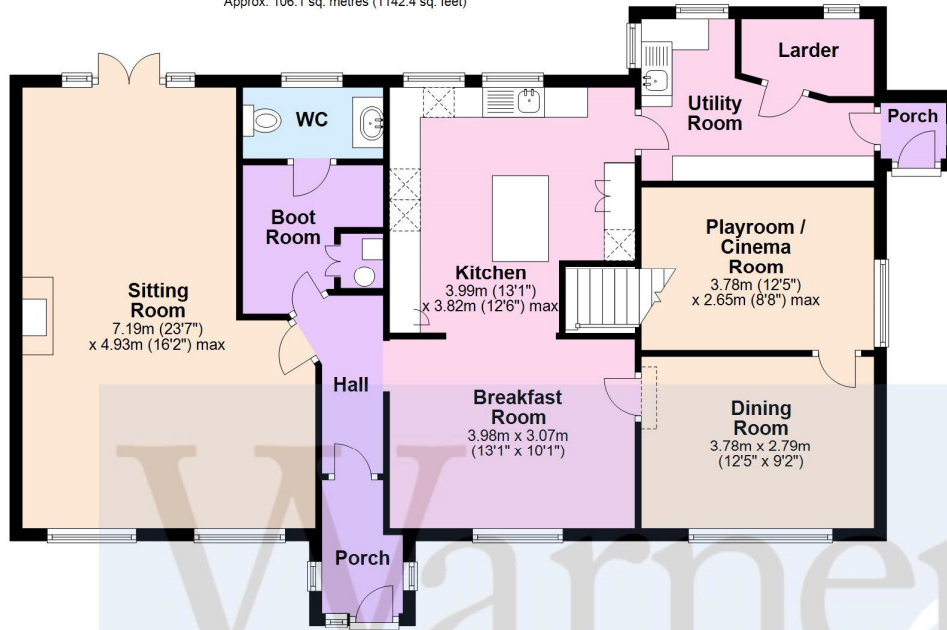
To the rear of the house is a flat lawned garden and heated covered pool, perfect for the enjoyment of children, and behind the pool, a pool house with cloakroom, which is currently used as a gym. This property also benefits from a purpose-built detached outbuilding. Although currently set up as a beauty treatment business and home office, this incredibly useful space could serve a number of different uses. Due to the fact that the property is situated in a highly desirable tourist area, it could provide a possible commercial opportunity as a holiday let or Air BnB, or additional annexe accommodation for multi-generational families, subject of course to any necessary permissions.

SERVICES Mains water and electricity. Calor gas tank for heating house. Air source heat pump for heating pool. Private drainage. **EPC** Rating: F. Local Authority: Folkestone and Hythe District Council. **LOCATION FINDER** what3words: ///rent.marzipan.passes



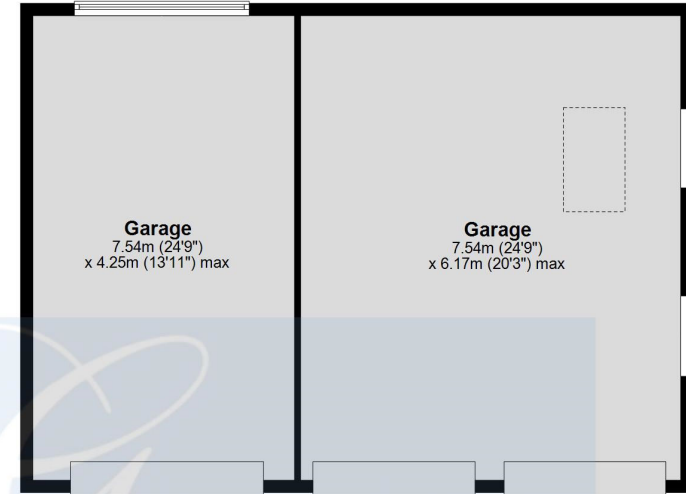
Ground Floor

Approx. 106.1 sq. metres (1142.4 sq. feet)



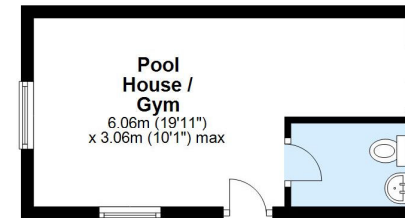
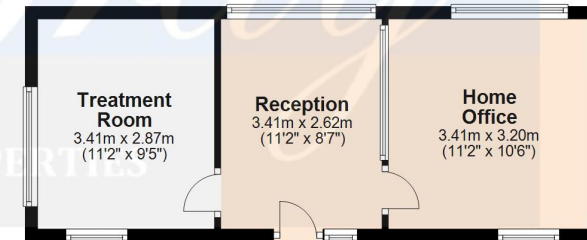
Outbuildings

Approx. 127.1 sq. metres (1367.9 sq. feet)



First Floor

Approx. 94.6 sq. metres (1018.6 sq. feet)



Total area: approx. 327.8 sq. metres (3528.8 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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