

Warner Gray



Marsh Views,  
Old Romney, Kent TN29 9SQ

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### Guide Price £779,000

Situated in an accessible rural location in the centre of the village of Old Romney, just a short drive from the coast, "Marsh Views" offers an exciting opportunity to purchase an impressive 4/5 bedroom detached country home with a good size south east facing garden and lovely views of grazing land.

Constructed about 6 years ago to exacting standards by the current owners on the site of the old village hall, this stylish and most luxurious property would now make the ideal home for a buyer wishing to move straight in and enjoy living there without having anything to do. The sizeable rooms and light, bright accommodation throughout make this house an ideal place for entertaining family and friends.

Marsh Views is approached through entrance gates which lead onto a driveway where there is a good amount of parking. It also benefits from a detached double garage which if desired, could offer the potential for an annexe, home office or holiday let, subject of course to the necessary permissions.

- Substantial 4/5 bedroom home built 6 years ago to a high specification
  - Air source heat pump / Underfloor heating
  - Detached double garage with further potential (stpp)
    - Drive providing ample parking.
    - Quiet rural location close to amenities
    - Romney Marshes and coast on the doorstep
    - Wide choice of schools including Grammars.
      - High speed rail link from Ashford

**SITUATION** "Marsh Views" enjoys a quiet location along a country lane in the centre of the village of Old Romney. 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 (about 10 miles distant) and the market towns of Hythe and Ashford (about 16 miles distant). A variety of educational opportunities exist in both the private and state sector at all levels and this property is also within the catchment for the Ashford Grammars. Ashford International offers the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). The surrounding unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offer many wonderful opportunities for walking, cycling and watersports.

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**ENTRANCE HALL** 14' 5" x 9' 10 max". The front door leads you into an entrance hall which forms the centre of the ground floor. Double doors into sitting room. Further doors to kitchen, dining area, study / bed 5 and cloakroom. Oak staircase to first floor.

**SITTING ROOM** 22' x 14' 5" The spacious double aspect sitting room has a modern, elegant feel. Bi-fold doors to one end flood it with light and provide views of, and access to the patio and garden.

**KITCHEN / BREAKFAST ROOM** 22' 9" x 11' 1 max" With its modern but traditional style solid oak kitchen, breakfast bar and high spec ovens, this beautiful room is a lovely place for serious cooks to prepare meals while the rest of the family sit, watch and relax. The kitchen has a range of base units, drawers and cupboards with granite worktops and inset sink. Two eye level NEFF ovens and Rangemaster oven. Integrated dishwasher and full height fridge / freezer. Tiled floor. Door to utility room. Open plan to DINING AREA 15' 8" x 9' 11" This double aspect room opens up into the kitchen, making it a sociable space and ideal for entertaining. Tiled floor.

**UTILITY ROOM** 11' 0" x 8' 11 max" This useful space is incredibly practical for families. There is plenty of space for cloaks and boots storage. Space and plumbing for a washing machine and dryer. Granite worktop with cupboards and butler sink. Large cupboard housing the hot water cylinder. Tiled floor. Door to outside.

**STUDY / BEDROOM 5** 9' 11" x 9' 10" This double aspect room is handily positioned opposite the cloakroom and could therefore be used as a fifth bedroom. Currently set up as a play room, it could also serve as a study, home office or hobby room.

**CLOAKROOM** Comprises wash basin with storage under and low level w.c. Tiled floor. Window to side.

The oak staircase leads to a good size **FIRST FLOOR LANDING** with space to one end which could be used for storage or as a possible study area. Velux window. Built-in cupboard with access to loft. Doors to all bedrooms and family bathroom.

**PRINCIPAL BEDROOM** 19' 1" x 10' 6 max" A spacious bedroom with built-in sliding door wardrobes and cupboard. Windows to the side and rear give views over the surrounding grazing land and rear garden. **EN-SUITE SHOWER ROOM** comprises: corner shower, low level w.c and wash hand basin with storage under. Room for free standing furniture. Tiled floor. Window to rear.

**BEDROOM 2** 15' 7" x 10' 0 max" Double bedroom with built-in wardrobe and windows to front and side.

**BEDROOM 3** 14' 1" x 9' 11" Double bedroom with window to front and large built-in wardrobe.

**BEDROOM 4** 12' 2" x 8' 6 max" Double bedroom with side window.

**FAMILY BATHROOM** A luxurious contemporary bathroom with walk-in corner shower; double ended bath with in-wall TV to one end; w.c and wash basin with storage under. Velux window to side. Tiled floor.

**OUTSIDE** Set within the heart of the beautiful Romney Marshes and just a short drive from the coast, this property enjoys a lovely semi-rural position and yet is still within easy reach of all the local amenities. The property is approached through electric gates onto a driveway where there is plentiful parking in front of a detached double garage. At present, the garage is used as a gym with boarded storage above, but it could also serve a number of different uses. Due to the fact that this property is situated in a highly desirable tourist area, it could provide a possible commercial opportunity for any new owner as a holiday let or Air B & B, or additional annexe accommodation for multi-generational families, or simply work as a home office (all subject of course to the necessary permissions). The good size rear garden, which is south east facing and bordered on two sides by grazing land, provides a haven for children, sun worshippers and nature lovers alike.

**SERVICES** Mains water and electricity. Eco features include: Air source heating system which feeds the under floor heating to all rooms and supplies the hot water. Drainage: Private. EPC: B. Local Authority: Folkestone and Hythe District Council.





Total area: approx. 213.0 sq. metres (2292.5 sq. feet)

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