

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is situated in the Romney Marsh landscape with big sky views and a haven for birds and other wildlife. Brookland village has a well-regarded primary school and other village facilities including a playgroup and the 13th century Church of St Augustine with lead font and detached octagonal wooden belfry. The historic hilltop town of Rye is just five miles to the west and the town of Tenterden just eight miles to the northwest. Access to the Market Town of Ashford and the International station, having high speed trains to London is just ten miles distant via the nearby A2070. Ashford also has access to the M20 motorway and major retail shopping outlets. The Cinque Port Town of New Romney has a Sainsbury's supermarket, schools and high street shopping and is just over four miles to the east. Coastal bathing beaches including Camber Sands and Dungeness are easily accessible within a few miles, along with many walks and cycle routes in the vicinity.

A detached single storey property presenting brick and stone facing external elevations set with double glazed windows beneath a pitched tiled roof.

A replacement front door opens into a central hall. The well-proportioned living room, which has two windows overlooking the front garden, has a stone fireplace and a serving hatch to the kitchen. Adjoining is a dining room/study overlooking the rear garden.

The kitchen/breakfast room is fitted with a range of cabinets comprising cupboards and drawers beneath work tops, together with a breakfast bar, an inset stainless steel sink unit with a mixer tap, an electric cooker point and space

for a fridge freezer. A glazed door opens to a double glazed garden room with natural brickwork to the walls and a door to the rear garden.

There are two double bedrooms and a shower room with a shower enclosure, wash basin with vanity cupboard and a airing cupboard, together with a separate wc.

Outside: To the front of the property is a garden behind a dwarf brick wall with an area of lawn, box hedging, lavender, a side pedestrian gate and off-road parking for one vehicle, which in turn gives access to an attached single garage with timber double doors to the front and a personal door to the rear. To the rear of the property is a part wall enclosed mature garden with a lawn, ornamental pond, ferns and cottage planting with digitalis, roses, verbena, camellia and Californian poppies. Aluminium framed greenhouse. Within the rear garden is a single garage which is accessed via double gates and a right of way from Salters Lane over a neighbouring property, which is subject to a maintenance contribution.

Local Authority: Folkestone & Hythe District Council. Council Tax Band D  
Services: Mains electricity and water. Private drainage. Oil central heating  
Predicted mobile phone coverage: EE and Three  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £375,000 Freehold

Green Tiles, Salters Lane, Brookland, Romney Marsh, Kent TN29 9RE



A detached single storey property with a delightful walled garden set off a country lane in the Romney Marsh village of Brookland.

- Hall • Living room • Dining room/study • Kitchen/breakfast room • Garden room • Two double bedrooms • Shower room • Separate wc • Oil central heating • Double glazed • EPC rating E • Off road parking • Garage • Front & rear gardens

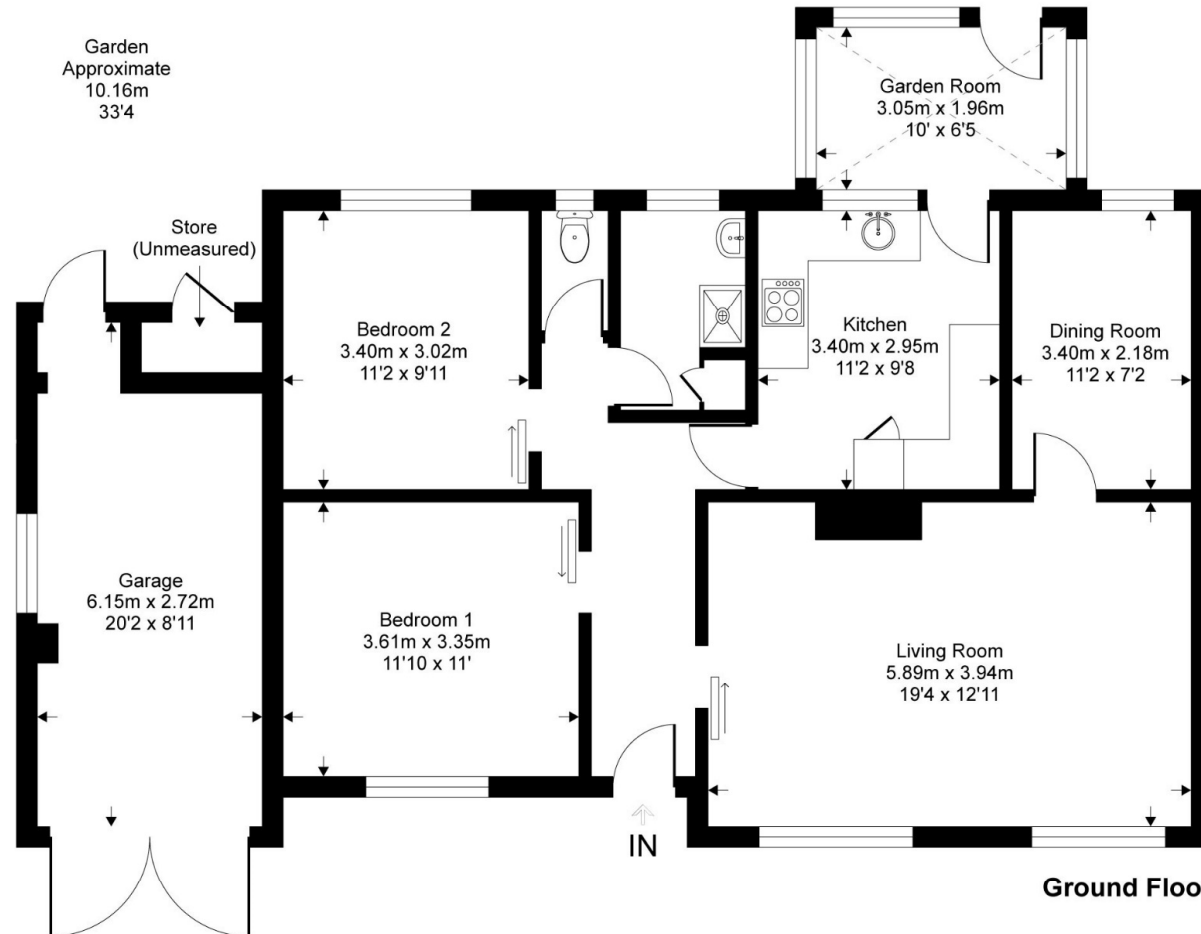
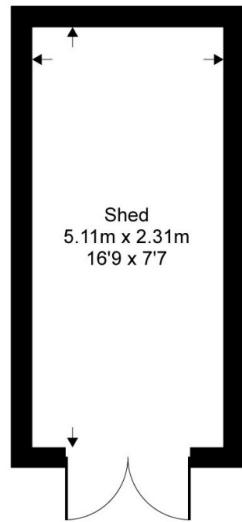




Directions: Approaching the village of Brookland from the direction of Rye, take the first left turning at the roundabout into Rye Road. Then take the first right into Salters Lane and the property will be seen on the right hand side after about 50 yards.

# Green Tiles

Approximate Gross Internal Area = 87 sq m / 936 sq ft  
Approximate Garage Internal Area = 15 sq m / 165 sq ft  
Approximate Outbuilding Internal Area = 12 sq m / 129 sq ft  
Approximate Total Internal Area = 114 sq m / 1230 sq ft  
(excludes store)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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