



Moloney
COUNTRY PROPERTY



6 COPTHALL NEWENDEN

6 COPTHALL, LOSSENHAM LANE, NEWENDEN, KENT. TN18 5QB

A WELL PRESENTED 3 BED SEMI-DETACHED HOUSE IN SOUGHT AFTER HAMLET ON THE KENT/EAST SUSSEX BORDER ENJOYING FAR REACHING VIEWS ACROSS THE ROTHER VALLEY TO THE FRONT. COMPRISING TWO RECEPTION ROOMS, CONTEMPORARY KITCHEN & SEPARATE UTILITY ROOM, TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND BATH/SHOWER ROOM. WELL SET BACK FROM THE ROAD WITH LARGE REAR GARDEN AND PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, CLOAKROOM/UTILITY ROOM, SITTING ROOM, DINING ROOM. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, BEDROOM THREE, FAMILY BATH/SHOWER ROOM. FRONT GARDEN, GOOD SIZED REAR GARDEN, PARKING, OUTSTANDING COUNTRY AND RIVER VIEWS. OIL CENTRAL HEATING.



Composite front door with inset glazed panels to:

ENTRANCE HALL: UPVC double glazed window to the rear. Quarry tiled floor. Stairs with painted balustrade and handrail to the first floor, understairs storage cupboard. Cloaks hooks. Door to:

DINING ROOM: UPVC double glazed window enjoying country and river views to the front. Quarry tile floor. Tiled fire surround inset with basket on matching tiled hearth. BT point.

KITCHEN/BREAKFAST ROOM: Double aspect room with UPVC double glazed window to the rear and double opening doors leading out to the garden. Fitted with range of contemporary dark blue base units with square edge marble effect laminate worktop over, with matching up stands, inset with 1 1/2 bowl ceramic sink unit with drainer. Integrated Indesit dishwasher, saucepan drawers. Zanussi hob with feature tiled splashback, matching electric oven below & chimney style extractor over. Breakfast bar. Wood effect floor. Space for upright fridge/freezer. Shelves. Built in shelved larder cupboard with small obscure glazed window to the rear. Doors to sitting room and:

CLOAK/UTILITY ROOM: UPVC double glazed windows to side and rear. Fitted with pale grey base and wall units with square edge woodblock worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine, space for tumble dryer. Back to wall WC. Tile effect floor. Grant oil fired boiler.

GUIDE PRICE £339,950



SITTING ROOM: Twin UPVC double glazed windows to the front. Fireplace inset with cast iron wood burning stove on stone hearth, with shelved recess to side. Quarry tiled floor. Built in range of display/storage shelves with drawers. TV point.

Stairs to:

FIRST FLOOR LANDING: UPVC double glazed window enjoying views over the rear garden and countryside beyond. Loft hatch. Shelved linen cupboard.

BEDROOM ONE: UPVC double glazed window enjoying far reaching countryside and river views to the front. Tiled fire surround, inset with basket for open fire on tiled hearth with shelved recess to side. Wardrobe cupboard with hanging rail and shelves. Wood floor.

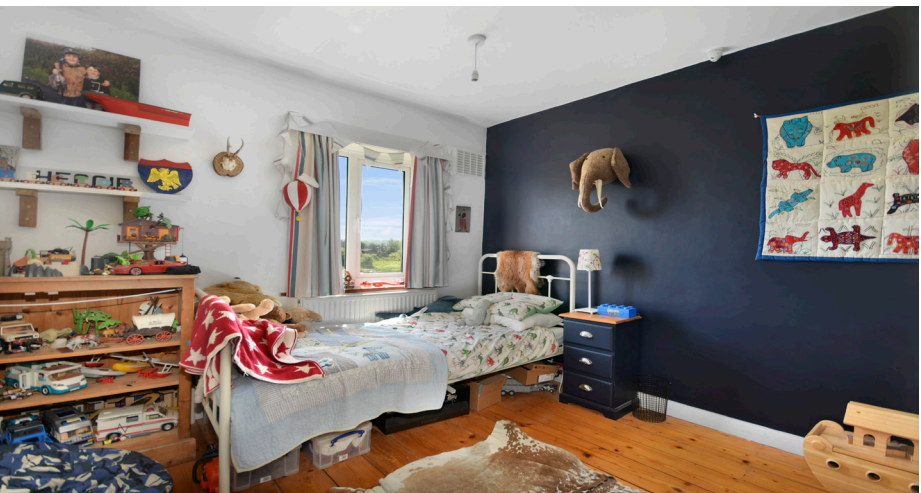
BEDROOM TWO: UPVC double glazed window enjoying countryside and river views to the front. Wardrobe cupboard with hanging rail and shelf over. Wood floor.

BEDROOM THREE: UPVC double glazed window enjoying countryside and river views to the front. Wardrobe cupboard with hanging rail and shelf.

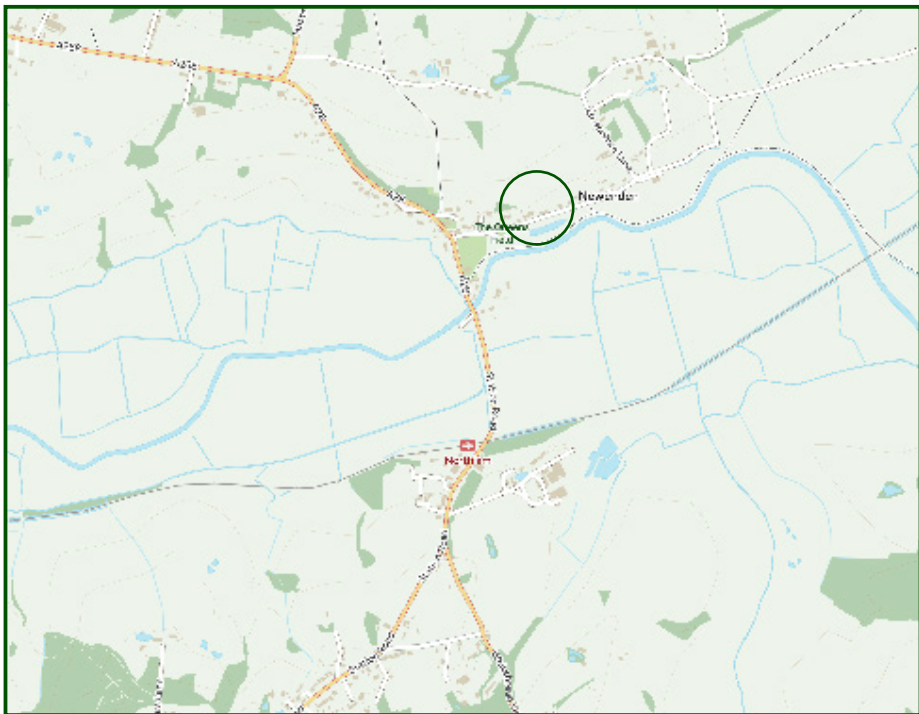
BATH AND SHOWER ROOM: Obscure glazed UPVC window to the rear. Fitted with white suite comprising WC, pedestal hand basin & tiled panelled bath set into tiled surround with Aqualisa shower over and glass screen to side. Ceramic tiled floor. Chrome ladder style heated towel rail, three light spot track, extractor.



OUTSIDE: The property is approached from the lane via a communal parking area with stepped pathway giving access to a gate leading to the door at the side. The gently sloping front garden is laid to lawn. The rear garden is of excellent size with lower terrace, brick retaining wall with steps leading up to the mainly lawned garden, fully enclosed with panel fencing to all sides, along with covered storage areas and timber garden shed. Outside lights, outside electrical sockets.



Cont.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains water electricity and drainage are connected. Oil fired central heating.

FLOOR AREA: 98 m2 (1,055 ft2) Approx.

EPC RATING: 'TBC'

LOCAL AUTHORITY: Ashford Borough Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Etchingham and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, continue over the railway line and the bridge at Newenden, take the right hand turning opposite the White Hart public house into Lossenham Lane. 6 Copthall will be found on the left hand side after a short distance.

What3Words (Location): ///indicate.broth.bachelor

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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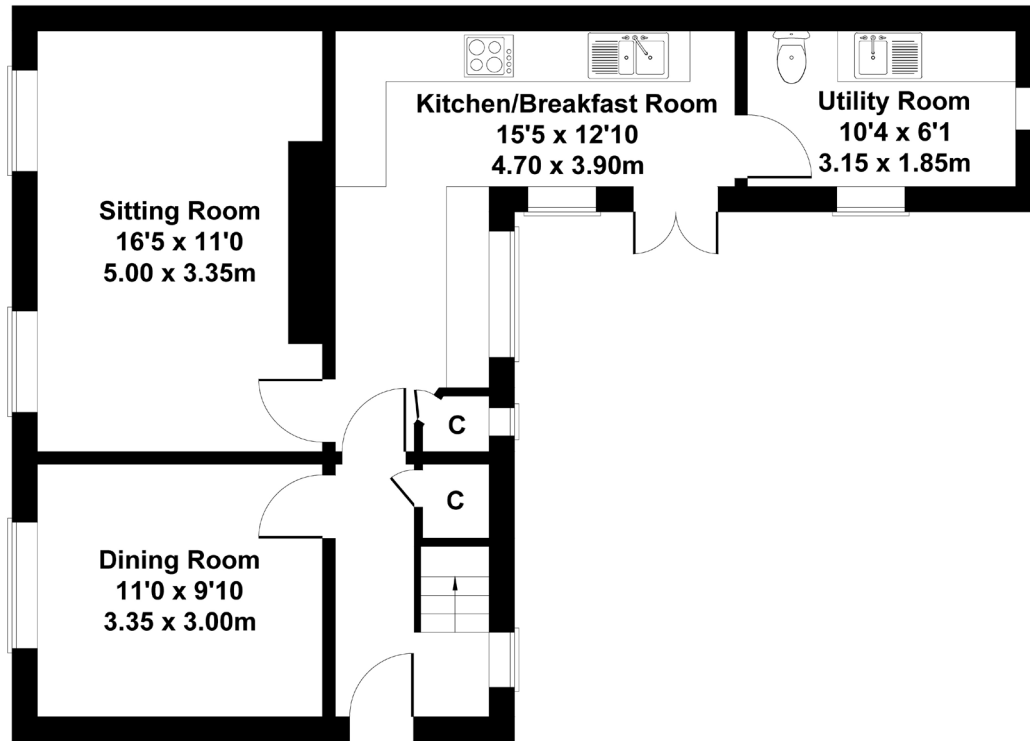
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

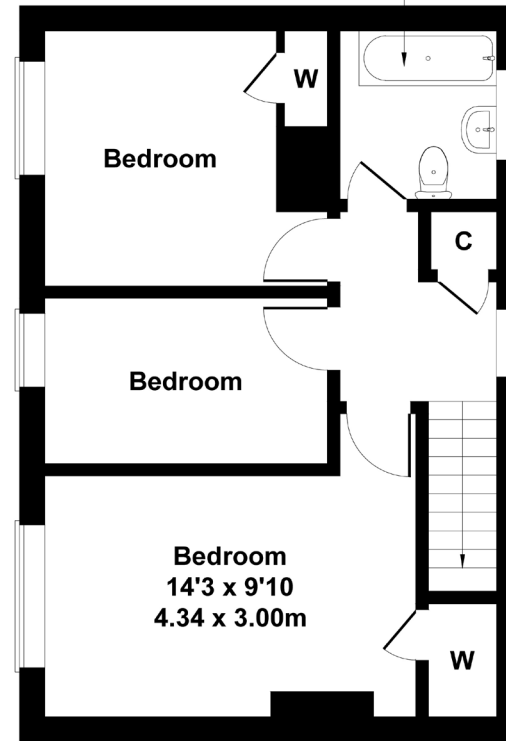
6 Copthall

Approximate Gross Internal Area
1055 sq ft - 98 sq m

Bathroom
6'11 x 6'0
2.10 x 1.84m

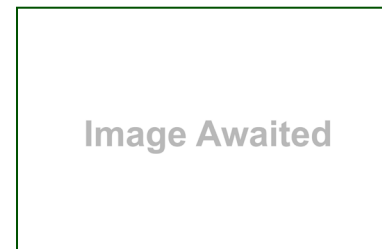


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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