



Moloney
COUNTRY PROPERTY



HEART HOUSE NEWENDEN

HEART HOUSE, RYE ROAD, NEWENDEN, KENT TN18 5PN

A SPACIOUS, 3 BEDROOM DETACHED HOUSE, LOCATED IN THE HEART OF THE VILLAGE, CLOSE TO THE KENT/SUSSEX BORDER ENJOYING VIEWS OVER THE ROTHER VALLEY. CONSTRUCTED IN 2015, OFFERING VERSATILE ACCOMMODATION INCLUDING 2 OPTIONAL GROUND FLOOR BEDROOMS, OPEN PLAN KITCHEN/DINING ROOM WITH FRENCH DOORS TO THE GARDEN, A 1ST FLOOR SITTING ROOM & MASTER BEDROOM WITH EN-SUITE WET ROOM OUTSIDE IS A SOUTH FACING REAR GARDEN WITH DECKED TERRACE, AN ATTACHED GARAGE AND OFF ROAD PARKING. ELECTRIC HEATING WITH PHOTOVOLTAIC (SOLAR PANEL) SYSTEM.

ACCOMMODATION LIST: ENTRANCE HALL, STUDY/BEDROOM, BATHROOM, OPEN PLAN KITCHEN/DINING ROOM, BEDROOM, FIRST FLOOR SITTING ROOM WITH BALCONY TO THE REAR. MASTER BEDROOM WITH BALCONY, WALK IN WARDROBE & EN-SUITE WET ROOM. OFF ROAD PARKING, ATTACHED TANDEM GARAGE, ENCLOSED REAR GARDEN WITH DECKED TERRACE. ELECTRIC HEATING, SOLAR PANELS WITH INVERTER.



Composite front door with obscure glazed panel to:

ENTRANCE HALL: Inset coir mat. Stairs to the first floor. Inset ceiling lights. Opens to kitchen/dining room. Doors to bathroom and:

RECEPTION ROOM/BEDROOM: Double glazed sash window to the front. Solar panel controls. TV and BT points.

BATHROOM: Obscure double glazed sash window to the front. Fitted with WC, pedestal hand basin, panelled bath with telephone shower. Tiled walls & floor. Inset ceiling lights.

KITCHEN/DINING ROOM: UPVC French doors with panels to side leading to the rear garden, double glazed sash window to the rear. Fitted with contemporary range of high gloss base and wall units with stone effect laminate worktop over, inset with single stainless sink. Integrated slimline dishwasher. Coordinating island unit incorporating saucepan and cutlery drawers, Induction hob and integrated oven. Recess for American style fridge / freezer with twin pull out larder units to either side. Bench seating with space for dining table. Door to attached garage.

GUIDE PRICE £540,000



BEDROOM: Double glazed sash window to the rear. Electric radiator.

STAIRS TO FIRST FLOOR: Glass balustrade. Double glazed window over the stairs to the front. Opening to:

SITTING ROOM: Two double glazed sash windows to the front with views over the village church. Wall light points. French doors leading to rear balcony enjoying views over the Rother Valley. TV point. Door to:

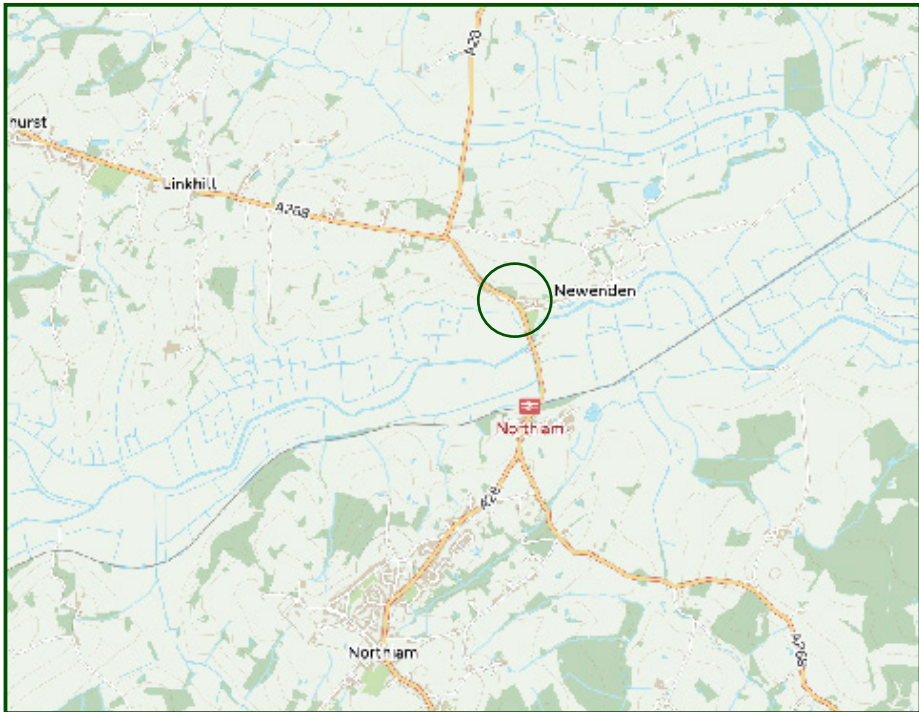
BEDROOM: French doors with panels to side to the rear balcony with far reaching views over the Rother Valley. Electric radiator. TV points. Door to en-suite, opening to:

WALK IN WARDROBE: Fitted with hanging rails. Housing hot water tank. Light.

EN-SUITE WET ROOM: Obscure double glazed sash window to the front. Fitted with WC, pedestal wash basin, & walk in shower with Aqua panelled wall. Tiled floor. Heated towel radiator.



OUTSIDE: The property is approached from the road over off road parking for several vehicles, with access to the attached garage, with up and over door to front & door to the rear garden, plumbing for washing machine & boarded storage area. The fully enclosed south-facing rear garden is predominantly laid to lawn with a decked terrace for al-fresco dining, sleeper edged raised beds & fishpond. A full width, first floor balcony with glass and steel balustrade enjoys far reaching views over the Rother Valley to the rear. Outside lights.



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 electricity & water are connected. Private drainage. Solar panels with inverter & heat recovery system.

FLOOR AREA: 129 m² (1,389 ft²) Approx.

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

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, cross over the River Rother, Heart House will be found immediately on the left, past the White Hart PH .

What3Words (Location): [///conjured.crash.combining](https://www.what3words.com/en/3rjg8t8g-3rjg8t8g-3rjg8t8g)

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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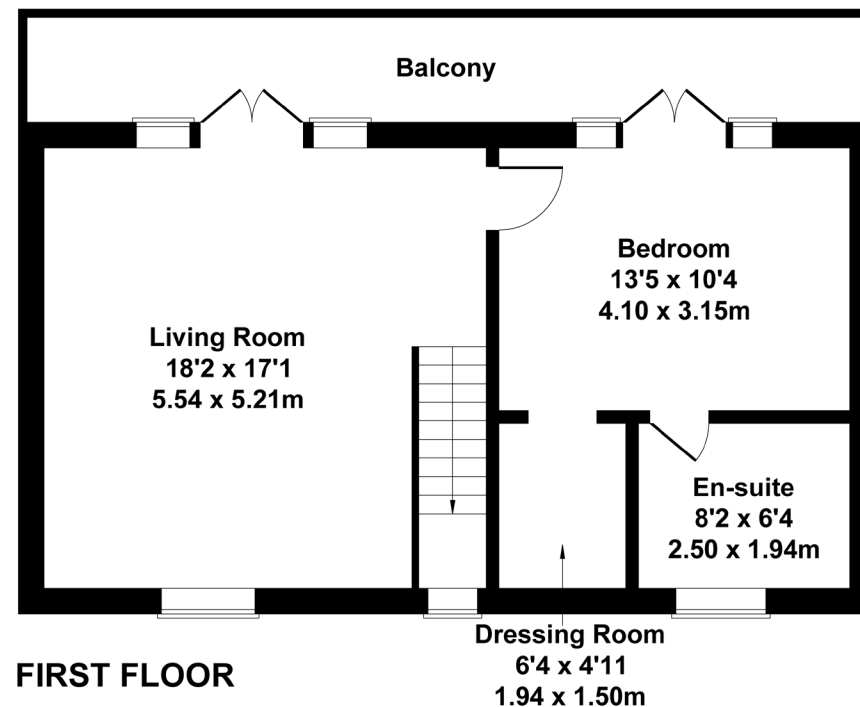
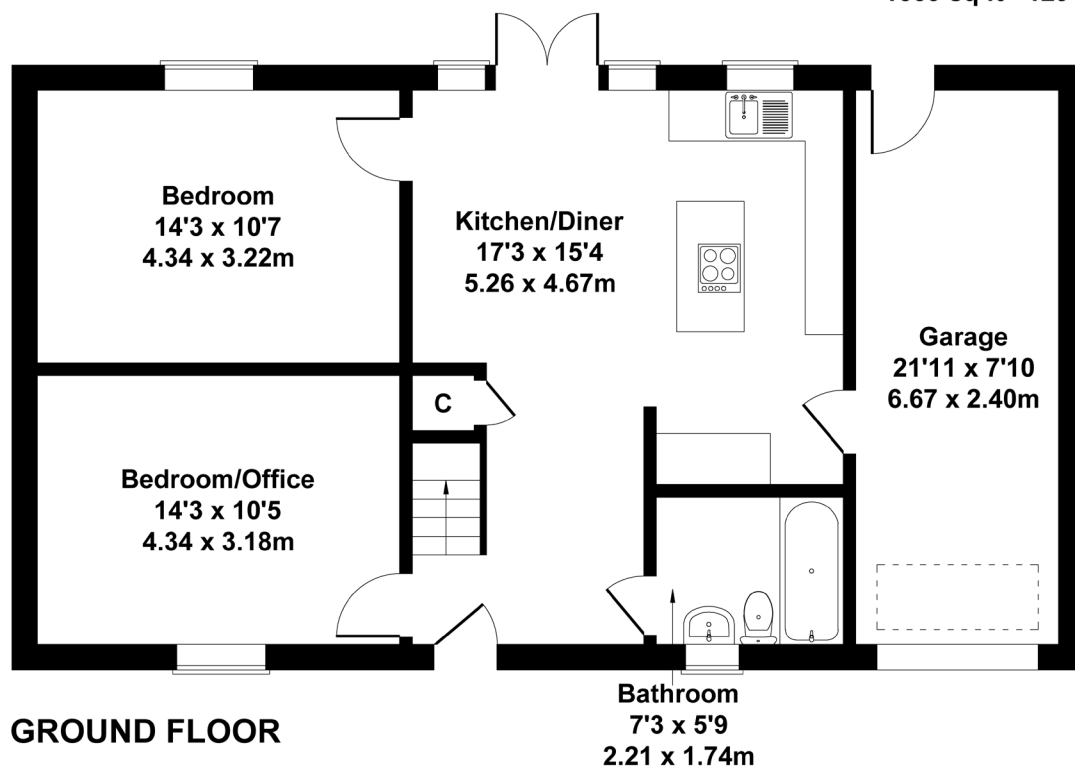
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Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Heart House

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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