



**Guide Price**  
**£500,000**

**Freehold**

3x  1x  2x 

**Hookwall Cottage, Hook  
Wall, Brookland,  
Romney Marsh, Kent,  
TN29**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Rural period home with far reaching countryside views
- Parking for approximately 5 cars
- Generous garden backing onto fields
- Very large garage/workshop
- Garden studio containing kitchen area and shower room, ideal as a teenager's dream or a home office

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Porch

Hallway

Lounge: 18'11 x 12'6 (5.77m x 3.81m)

Dining Room: 14'2 x 13'2 (4.32m x 4.02m)

Kitchen: 10'7 x 10'3 (3.23m x 3.13m)

Inner Hallway

Bedroom 1: 13'8 x 12'4 (4.17m x 3.76m)

Bedroom 2: 10'5 x 10'4 (3.18m x 3.15m)

Bedroom 3: 11'6 x 7'0 (3.51m x 2.14m)

Bathroom

### OUTSIDE

Off Road Parking

Front & Rear Gardens

Studio: 25'0 x 11'5 (7.63m x 3.48m)

Garage/Workshop: 48'4 x 15'7 (14.74m x 4.75m)

### Split Level Ground Floor

Approx. 97.3 sq. metres (1047.4 sq. feet)



Call New Romney - 01797 363745 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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