



**Guide Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Newchurch, Kent, TN29**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Truly exceptional character home
- Semi-rural non estate home surrounded by countryside
- Many original features and improvements
- Secluded rear garden with summer house
- Short drive to New Romney

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Dining Area: 12'6 x 10'0 (3.81m x 3.05m)  
 Lounge: 17'0 x 12'6 (5.19m x 3.81m)  
 Garden Room: 11'3 x 3'11 (3.43m x 1.19m)  
 Kitchen: 16'3 x 10'3 (4.96m x 3.13m)  
 Utility Room: 8'2 x 7'3 (2.49m x 2.21m)

### FIRST FLOOR

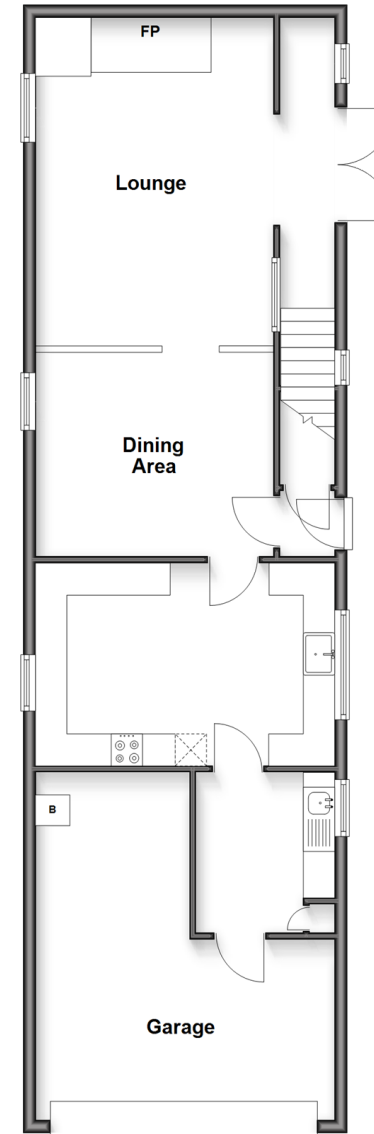
Landing  
 Bedroom 1: 16'3 x 12'0 (4.96m x 3.66m)  
 En-Suite Bathroom: 6'9 x 6'9 (2.06m x 2.06m)  
 Balcony  
 Bedroom 2: 12'2 x 11'2 (3.71m x 3.41m)  
 Bedroom 3: 9'9 x 6'8 (2.97m x 2.03m)  
 Shower Room: 7'8 x 5'3 (2.34m x 1.60m)

### OUTSIDE

Off Road Parking  
 Garage  
 Rear Garden  
 Summer House  
 Shed

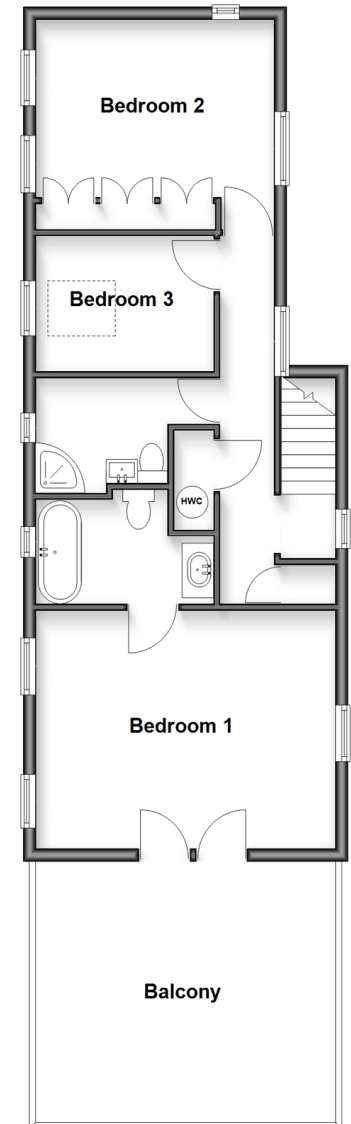
### Ground Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



### First Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



**Call New Romney - 01797 363745 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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