



Craythornes, Fairfield Road
New Romney, Kent, TN28 8HU

CHESTERTONS

A substantial Grade II Listed detached property full of character dating back to the 18th Century with later additions which has undergone considerable renovation by the current owners, leaving scope for further updating, offering spacious 9 Bedrooms and 7/8 Reception Rooms including Orangery, with Detached Annexe, Swimming Pool and ample off road parking, all set within grounds and gardens of approximately 1 acre situated in a central location only minutes from the beach on the famous Romney Marsh coastline

- Entrance Hall & Inner Hall
- 31' Drawing Room
- Dining Room
- 48' Studio/Family Room
- Atrium
- Snug with 'Secret Room'
- Orangery
- Study
- Kitchen Breakfast Room
- Utility Room
- 31' Master Bedroom with Ensuite
- 8 Further Bedrooms
- 3 Further Bathrooms
- Cellar
- Detached Annexe comprising Studio and Garage
- Grounds & Gardens of approx 1 acre with Swimming Pool
- Ample off road parking

Offers in Excess of £900,000

Craythorne is a substantial Grade II Listed detached property dating back to the 18th Century with later additions which has under considerable renovations by the current owners including new central heating, new windows, re-plumbing and re-wiring whilst leaving scope for further improvements. The property has great character, having retained many period features including open fireplaces, exposed timbers, cast iron sanitary ware in the bathrooms and a 'Secret Room' accessed via the Snug. The accommodation, which offers enormous flexibility, is arranged over 3 floors with 7/8 Reception Rooms on the Ground Floor, 6 Bedrooms with 3 Bathrooms on the 1st Floor, and 3 further Bedrooms and a Bathroom on the 2nd Floor. The Entrance Hall has an open fire, one of two staircases ascending to the 1st Floor and leads via the Inner Hallway with Cloakroom, 2nd staircase, access to the Cellar and ample storage to:



Property

- Drawing Room, superb spacious 31' room partially divided by exposed timbers, with large inglenook fireplace to one end and open fire at other end, with ceiling timbers and part panelled walls. Sash windows and door opening to rear gardens.
- Dining Room, with stone tile flooring, open fireplace, sash windows with views to rear gardens.
- Snug, delightful room with inglenook fireplace and built in storage 'door' concealing entrance to 'Secret Room'.
- Orangery, beautiful room with dome ceiling and thatched roof (renovated) overlooking the pond, with folding glass doors on all sides.
- Study with ample built in storage and views to front courtyard.
- Atrium, ideal Studio/Workshop with glass ceiling and door leading to adjoining Family Room/Studio. Additional door to driveway.
- Family Room/Studio, spacious 48' room currently divided into two areas, with vaulted ceiling and separate door to driveway.
- Kitchen Breakfast Room, fitted with comprehensive range of cream coloured shaker style base and wall units set under timber worktop with 1½ bowl ceramic sink, built in dishwasher, range cooker (gas top/electric ovens) and large pantry. French doors to rear terrace and gardens.
- Utility Room with built in storage and ample space for appliances.

Two staircases ascend to the spacious 1st Floor Landing with walk in Airing Cupboard and additional storage, leading to:

- Master Bedroom, spacious 31' double aspect room with open fireplace, built in storage and En-Suite with original cast iron sanitary ware including bath with shower above, hand basin and WC.
- Further 5 Bedrooms (3 with open fireplaces), one of which is currently used as a 1st Floor Sitting Room.
- Two Family Bathrooms, both with original cast iron sanitary ware including bath and an additional separate W.C.

From the 1st Floor Landing stairs lead to the 2nd Floor with:

- Bedroom with views to rear and En-Suite with original sanitary ware including bath, hand basin and W.C.
- 2 Further spacious Bedrooms
- Separate W.C.
- 2 Large store cupboards
- Small washroom with butlers sink.





Grounds and Gardens

Craythornes is set within generous grounds of approximately 1 acre which include gardens set predominantly to lawn with large terrace adjacent to the property, feature pond, swimming pool and log store. The gardens are fully enclosed and interspersed with many mature trees including several fruit trees, shrubs and herbaceous borders. There is a driveway to one side with ample parking, leading to the 'L' shaped detached Annexe (single storey brick built with French doors to one side which is approximate size 31'8 x 14', with an adjoining Garage/Workshop approx size 30' x 15').

Situation

The property enjoys an enviable location, situated in a tucked away yet central location within the town, which is within 2 miles of the nearby beach.

Surrounding Areas

The property benefits from being within 2 miles of the beach on the famous Romney Marsh coastline that enjoys a microclimate, making it one of the driest places in Britain. There are a good selection of local facilities available including village stores, restaurants, public houses, leisure facilities and a major supermarket. The cinque port of Rye and market town of Ashford offer further shopping and recreational activities. For education there is a good selection of schools, with both private and state options available. For transport links, there are regular rail services to London from either Rye or Ashford (which offers the high speed rail link to St Pancras in approximately 37 minutes and regular services to the continent via Eurostar). For travel by car, the motorway network may be joined via the M20 at Ashford.

Directions

From our office in Tenterden High Street head north east on the A28 towards Ashford and immediately after passing the traffic lights turn right into Oaks Road (sign posted to Appledore and Woochurch). Continue to the end of this road and at the T junction turn right to Appledore and then at the next T junction turn right again (B2080 to Brenzett and New Romney). Pass through the village of Appledore and stay on this road for approximately 4 miles before crossing straight over a roundabout (A259 to Hastings & Folkestone). At the 2nd roundabout cross straight over again (A259 to New Romney) and after a further 4 miles you will reach New Romney High Street and at the 1st set of traffic lights take a left turn into Ashford Road and then take the 1st right turn into Fairfield Road. The property will then be found after a short distance on your left hand side (past School).



Annexe



Studio

Tenure: Freehold

Services: Mains electricity, gas, water and drainage.

Local Authority: Shepway District Council. 01303 853000

Viewing By appointment via the agent

Opening Hours Mon to Fri 9.00am to 5.30pm
Saturday 9.30am to 4.00pm

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West Cross

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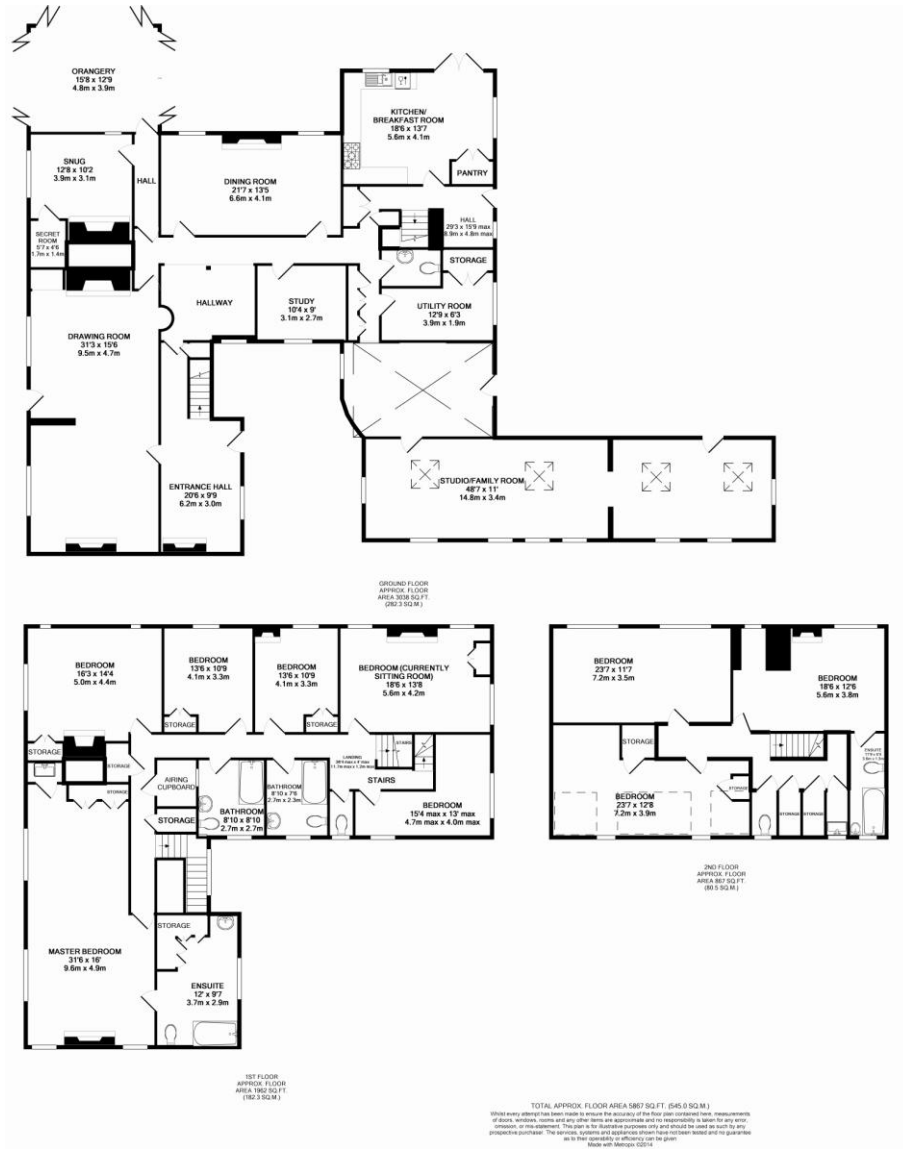
Kent

TN30 6JL

tenterden@chestertons.com

01580 765858

chestertons.com



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