

**RUSH
WITT &
WILSON**



**Hill Crest, Rye Road, Newenden, Kent, TN18 5PL.
£650,000 Freehold**

A spacious three bedroom detached 1930's residence set within a generous 0.51 acre plot and enjoying exceptional far reaching views across the neighbouring Rother Valley. Considered in need of general updating throughout the property also offers an exciting opportunity and potential for further extension, remodelling and modernisation works. Accommodation currently comprises a well-lit reception hall, ground floor study, living room with fireplace, wood burning stove and French doors to the rear garden, generous dining room with further fireplace and kitchen. To the first floor a bright landing serves to generous bedrooms to the rear enjoying exceptional elevated views, third single bedroom and main bathroom suite. Outside the property is approached via a private sweeping driveway concealed from the main road providing ample off road parking and two single garages. To the rear enjoys a large garden, predominantly laid to lawn with detached workshop with attached garden room and store with WC. Located on the Kent / Sussex border, this charming Village setting provides immediate access to riverbank walks to Bodiam Castle, KESR steam railway, popular Scandinavian boat house restaurant / Cafe and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away.



Covered Entrance

Part glazed front door leading through to:

Spacious Reception Hallway

Tanned timber staircase rising to first floor, leaded light window to front, oak flooring, Dimplex storage heater, understairs storage cupboard housing the electric consumer unit with light and power point.

Study

8' x 8' (2.44m x 2.44m)
UPVC window to front, storage heater, power supply and lighting.

Sitting Room

15'2 x 12'1 (4.62m x 3.68m)
Oak flooring, UPVC windows and French doors leading directly onto the rear terrace enjoying the beautiful views, feature fireplace, tiled surround and hearth housing a cast iron wood burning stove, wall lighting, a variety of power points, t.v points, phone point and storage heaters.

Dining Room

14'7 x 12' (4.45m x 3.66m)
Timber flooring, UPVC window to side, further double glazed bay window to the rear aspect, seating area within, additional fireplace with ornate timber surround housing a cast iron wood burning stove, serving hatch to kitchen, further heater, power points, TV point.

Kitchen

12'4 x 8'6 (3.76m x 2.59m)
Wood effect vinyl flooring, serving hatch to dining room, double aspect with UPVC windows to front and side, part glazed external door to side, ceiling strip lights. The kitchen has a variety of matching base and wall units, laminated doors and counter tops, one and a half bowl composite sink and drainer, under counter space for dishwasher or washing machine, inset four ring bottle fed gas stove, integrated hearth, oven and grill, space for a free standing fridge/freezer, display cabinets and a variety power points.

First Floor

Landing

Hardwood timber balustrade extending to a spacious

and well lit landing with two windows to the front aspect, storage heater, power points, phone point, wall lighting.

Bathroom

9'4 x 5'9 (2.84m x 1.75m)
Carpeted flooring, window to front and to side, storage heater, panelled bath suite, pedestal wash basin, push flush wc., built-in airing cupboard.

Bedroom Two

14' x 12'6 (4.27m x 3.81m)
Oak flooring, UPVC window to side and to the rear with beautiful elevated views over the gardens and the Rother Valley, storage heater, pedestal wash basin, power points, TV point.

Bedroom One

14' x 12'7 (4.27m x 3.84m)
Oak flooring, UPVC window to the rear, two built-in double wardrobes complete with hanging rails and shelving, storage heater, power points.

Bedroom Three

12'1 x 8'5 (3.68m x 2.57m)
Oak flooring, window to front aspect, eaves storage cupboard, power points.

Outside

Front Garden

Sweeping driveway extending to the front elevations enclosed by mature hedgerow and established front grounds with specimen fir trees, area of lawn and a variety of planted bush roses and specimen trees. Off road parking for several vehicles over an area of hard standing. Area of lawn to the side leading to the rear elevations, covered entrance with external lighting, concrete path and steps to the west elevations which also lead to the rear. Log store and very useful workshop building with an external door to the front which is used as a utility space with light and power connected and plumbing for a tumble dryer. Adjacent to this there is an outside wc. with an external door, push flush wc. pedestal wash hand basin and light. Adjacent to this we have a workshop with window to rear and power supply and lighting. External tap and pathway extending to:

Garage One

22' x 13'8 (6.71m x 4.17m)
Manual up and over door, window to side and to rear and further internal window into the adjoining garage, light and power.

Integral Garage

Which adjoins the house with an electrically operated roller door and external lighting.

Garden Room

11'2 x 9'4 (3.40m x 2.84m)
Brick flooring, UPVC windows to side and rear, power points and lighting.

Rear Garden

Predominately laid to lawn and gently sloping to one end and also a tiered brick paved seating terrace which is part covered and this provides an elevated position overlooking the lawns and beautiful backdrops over the Rother Valley. There are planted rose borders and perennial flowers, paved seating area, enclosed by mature hedgerow, part close board fencing and stock proof fencing to one end. Central border with a variety of flowering shrubs and bush roses, concrete path extending to one end where there is a variety of cherry blossom trees.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band: F

Services

Electric heating, mains water and electric, private drainage system - Septic tank.







TOTAL FLOOR AREA : 2036 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
67	28		

England & Wales EU Directive 2002/91/EC

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