



# Oast House Field

Ivychurch, Romney Marsh, TN26



## DESCRIPTION

A detached 'barn style' modern home in a village location with rural outlooks. The ground floor accommodation includes an entrance hall, cloakroom, Kitchen, utility room, sitting room and dining room. Upstairs a spacious galleried landing enjoys rural views to the front. There is an en suite shower room to the principal bedroom, 3 further bedrooms and a family bathroom. Outside this property has attractive landscaped gardens to the front and rear with lawns, patio areas and a summer house. Detached garage and off road parking.

## LOCATION

The Romney Marsh village of Ivychurch centres around the large parish church, a local pub 'The Bell Inn', village green and village hall. Further amenities are provided at the nearby town of New Romney including shopping, supermarket and schools.

Guide Price: £675,000

Services: Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold

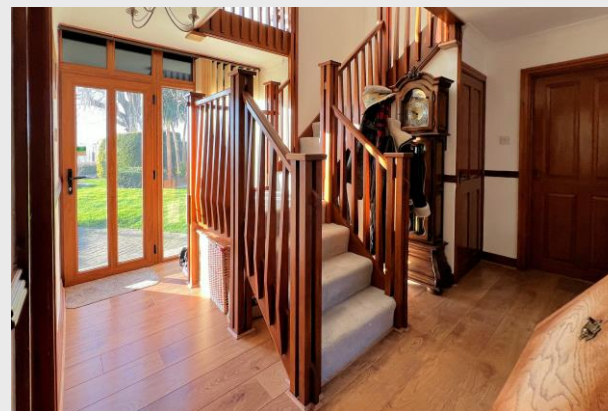
Council Tax: Band F

Flood Risk: Very Low

EPC: D (62)

Broad Band: Basic / Superfast

Mobile signal: Yes





**Entrance Hall** Barn style entrance hall with stairs to first floor. Radiator. Under stair storage cupboard.

**Cloakroom** Low level close coupled wc. Wash hand basin. Half tiled walls. Radiator.

**Sitting Room** 'L' shaped and double aspect sitting room. 3 radiators. Room temperature thermostat.

**Dining Room** Radiator.

**Kitchen / Breakfast Room** Floor and wall mounted kitchen storage units with ample work surface and tiled splash backs. Stainless steel sink with mixer tap and drainer. Integrated electric oven with stainless steel recycle hood and light over. Space for a dishwasher. Back door to garden.

**Utility Room** Work surface with tiled splash back. White ceramic butler style sink. Floor mounted oil fired boiler. Space for a washing machine, dryer and a fridge freezer. Shelving. Extractor fan.

**Stairs to First Floor Landing** A galleried landing with full height window to the front enjoying a far reaching rural view. Radiator. Recessed ceiling spotlights. Access to the roof void. Airing cupboard housing hot water cylinder and linen shelves.

**Bedroom** A spacious bedroom with built in wardrobe cupboard. Radiator. Ceiling fan with light. Built in over bed cupboards.

**En Suite Shower Room** Suite comprises low level close coupled wc, wash hand basin, with vanity unit below, shower enclosure. Radiator. Extractor fan. Tiled splash backs. Recessed ceiling spotlights.

**Family Bathroom** Suite comprises bath with mixer tap and spray, wash hand basin, low level close coupled wc. Shower enclosure. Half tiled walls. Shavers socket and light. Radiator.

**Bedroom** Built in wardrobe cupboards. Radiator.

**Bedroom** Built in wardrobe cupboards and dressing table. Radiator.

**Bedroom** Radiator. Shelving.

**Outside** The attractively landscaped rear garden is fully enclosed and mostly laid to lawn with shrubs, borders and a paved patio area with timber pergola. Timber summer house and a garden tool shed. Outside lighting and power socket. The front garden is mostly laid to lawn with trees, borders and hedges. Outside light.

**Garage** A detached brick-built garage with an electric up and over garage door, power and light. Brick paved driveway providing off road parking for 2 cars.

**Agents Notes**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

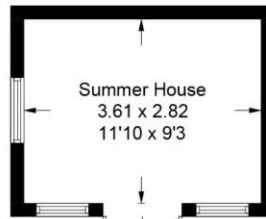
**Viewing**

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

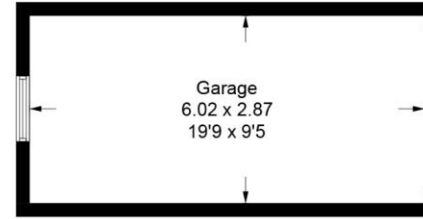




Approximate Gross Internal Area  
 Ground Floor = 68.2 sq m / 734 sq ft  
 First Floor = 68.8 sq m / 740 sq ft  
 Garage = 17.1 sq m / 184 sq ft  
 Summer House = 10.1 sq m / 109 sq ft  
 Total = 164.2 sq m / 1767 sq ft

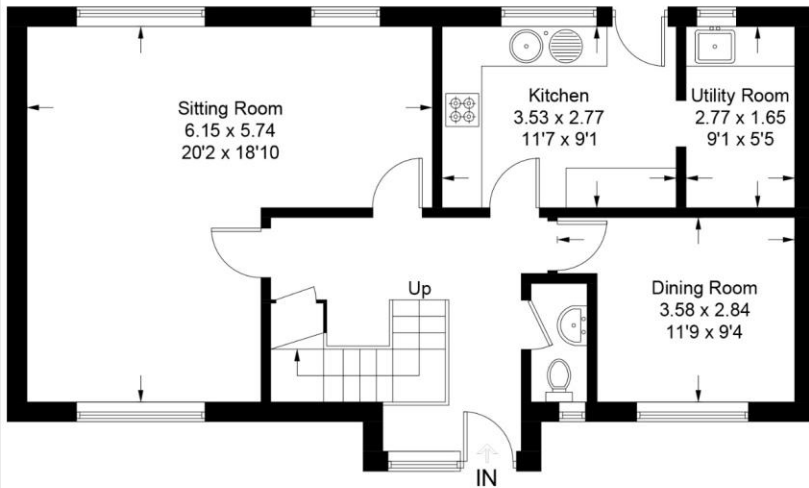


(Not Shown In Actual Location / Orientation)

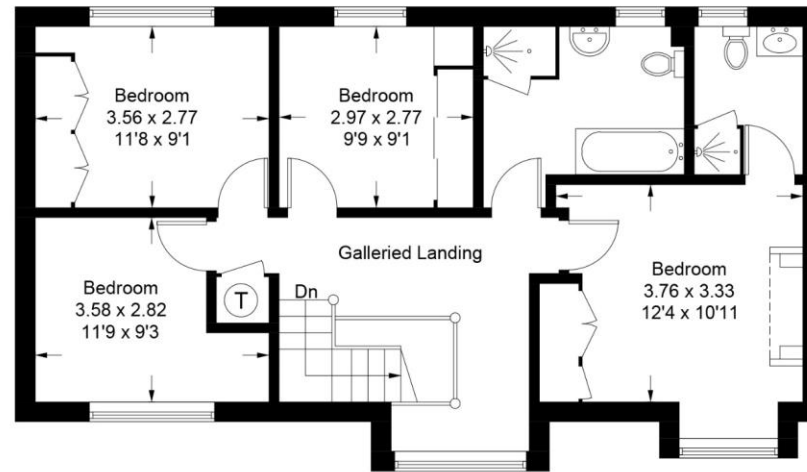


(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	77
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



**Ground Floor = 68.2 sq m / 734 sq ft**



**First Floor = 68.8 sq m / 740 sq ft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 floorplansUsketch.com © (ID1048873)



KENT &  
EAST SUSSEX



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