



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Partridge, The Maude, New Romney TN28 8LQ

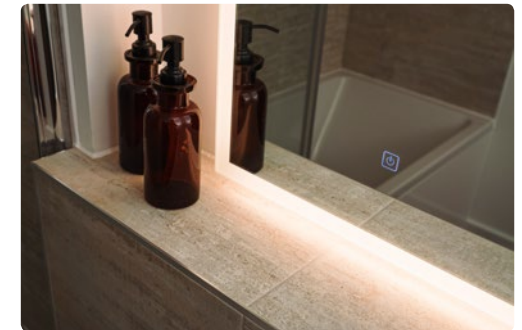
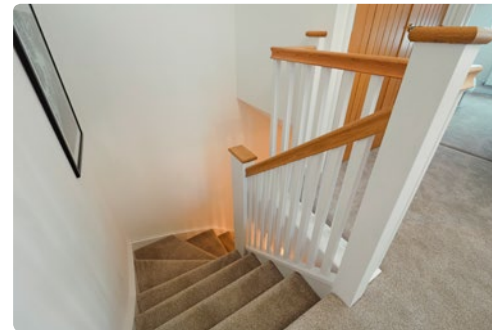
4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



Freehold

Partridge, The Maude, New Romney TN28 8LQ

- Substantial Semi Detached Newly Built Residence
- Over 1700 Sq.Ft Over Three Floors
- Four Bedrooms & Two Luxury Bathrooms
- Modern Kitchen With Integrated Appliances
- Beautiful Open Plan Living Room With French Doors
- High Specification & Quality Finish
- Exclusive Sustainable Development
- Exceptionally Energy Efficient



SITUATION:

The Maude is located in the heart of New Romney's thriving community, with its sports and recreation grounds bordering the development. Here, you will find a local football, netball, and cricket club. The leisure centre, cinema, library, and bustling high street with independent shops and eateries are all less than half a mile away. Towards the coast, you can indulge your adventurous side with a host of outdoor activities, including sailing, windsurfing, swimming, and golf.

The Dymchurch and Hythe Railway, known as "Kent's Mainline in Miniature," connects the Cinque Port town of Hythe with Dungeness, a national nature reserve.

From the development, it is within walking distance to St. Nicholas Primary and Marsh Academy Senior School. A little further afield, there is the popular Brockhill Park Performing Arts College, Folkestone Grammar School for Girls, and Harvey Grammar School for Boys, all accessible by public transport.

Hythe, just 9 miles away, is home to beautiful hotels with stunning views overlooking the beach. Behind it, swathes of parks and greenery lead to the Napoleonic-era Royal Military Canal, which stretches for 28 miles, offering cycle and walking routes.

The artistic seaside town of Folkestone is around 10 miles away, and its ongoing regeneration has been underway for several years. This includes the creation of a new creative quarter, improved transport links, and a large-scale redevelopment project along the seafront. The Folkestone Triennial Festival, founded in 2008, takes place every three years and draws international artists who exhibit their work throughout the town. Many pieces remain on display, attracting cultural tourists.

Rye, just 11 miles away, features ancient medieval streets clustered around a sandstone hillside. Its array of independent shops, cafés, and restaurants makes it a wonderful place to visit.



THE MAUDE BY AKEHURST HOMES:

This small, exclusive development has been thoughtfully designed and expertly crafted, blending architectural excellence with meticulous attention to detail. The homes are built using the finest sustainable materials, ensuring both elegance and eco-friendliness.

Every effort has been made to achieve exceptional energy efficiency, incorporating outstanding insulation, high-performance double glazing, low-energy lighting, and an advanced Hive smart heating system.



To support local wildlife and promote sustainability, hundreds of trees and hedges have been planted. Eco-conscious construction practices and the use of responsible resources further enhance the environmental integrity of the development.

Each property is unique, with distinctive kitchen and bathroom designs. Standard features include high-quality Vado and Roca sanitary ware, Benchmarx

kitchens with integrated appliances, oak internal doors, and brushed chrome fittings.

The exterior of the homes combine composite weatherboarding with exposed brick, creating a visually appealing and individual façade. Each property offers off-road parking and an electric point, where an electrical vehicle charger could be installed ensuring both convenience and sustainability.

PARTRIDGE:

A substantial semi detached newly built residence set over three floors offering 1700 sq.ft of versatile accommodation. The front door opens into a spacious entrance hall with cloakroom and coat close.

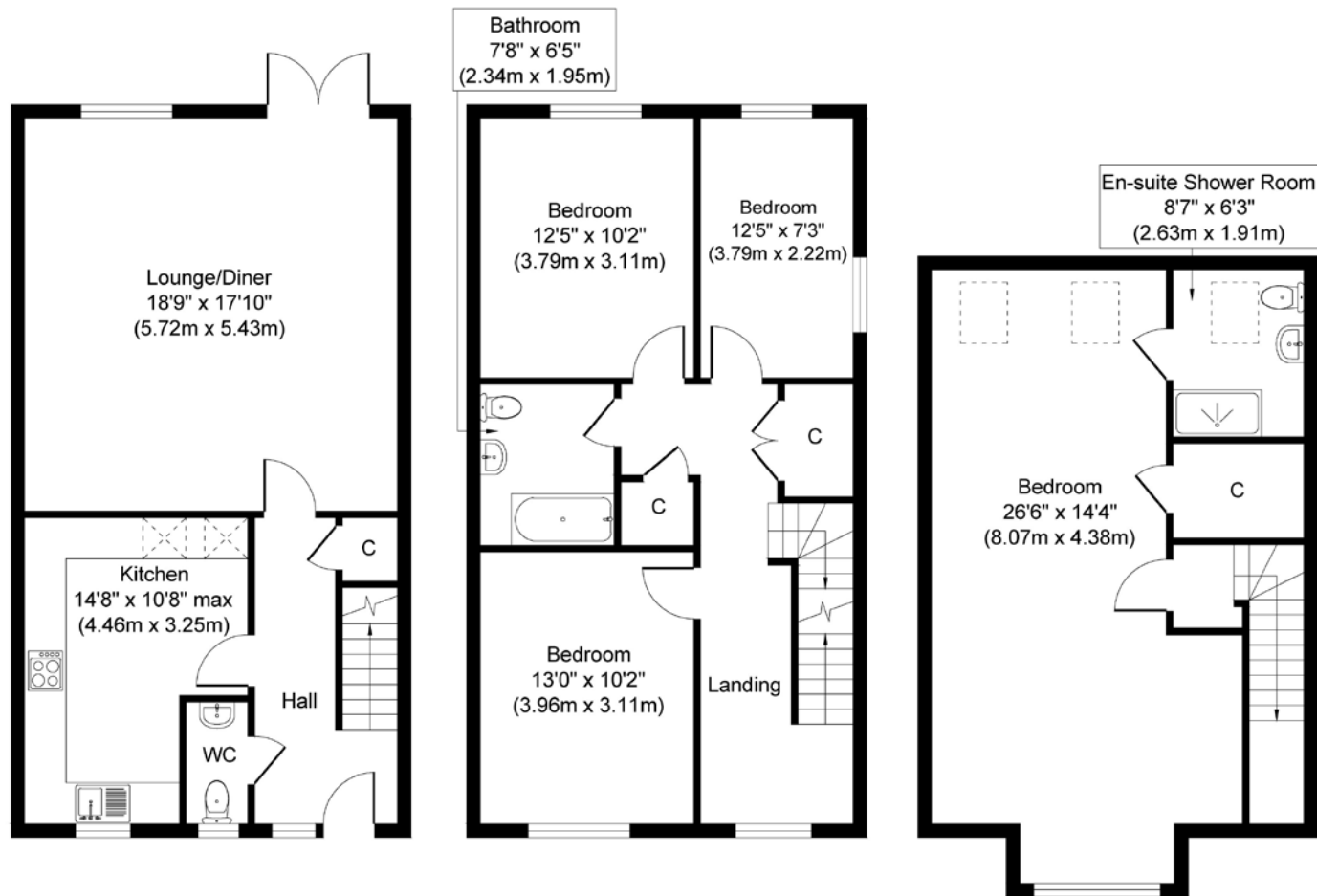
The kitchen has been fitted with an array of handleless wall and floor units integrating all main appliances which include, a dishwasher, fridge freezer, oven and hob.

To the rear of the property there is a 320 sq.ft living room which has plenty of space for both dining and relaxing whilst French doors link the space directly with the garden.

On the first floor a galleried landing with plenty of storage, leads to three generously proportioned bedrooms and a well-appointed family bathroom. To the second floor one will find the principal suite which has a walk-in wardrobe and ensuite shower room.

OUTSIDE:

There is a driveway to the side of the property and enough parking for several cars, with an electrical point for a car charger to be installed, from here there is also access to the garden which is mainly laid to lawn with a patio area leading directly from the French doors.



TOTAL FLOOR AREA: 1701 sq. ft (158 sq. m)



EPC RATING
B



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
All services are mains connected
ICW 10 Year Warranty

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

