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Cockreed Lane, New Romney

Offers In Excess Of £650,000



This charming detached residence effortlessly combines period character with modern family living. Dating back to 1925, the property offers an impressive 2,501 square feet of beautifully proportioned accommodation, providing generous and versatile living space ideal for growing families or those who love to entertain. With its attractive appearance and spacious layout, this delightful home presents a rare opportunity to enjoy the character of a bygone era alongside the comforts of contemporary living.

Upon entering, you are greeted by four spacious reception rooms, each offering a unique atmosphere for relaxation or social gatherings. The well-appointed kitchen is ideal for culinary enthusiasts, while the adjoining dining area creates a warm setting for family meals with the added benefit of under floor heating. The three generously sized bedrooms provide comfortable retreats, ensuring a restful night's sleep.

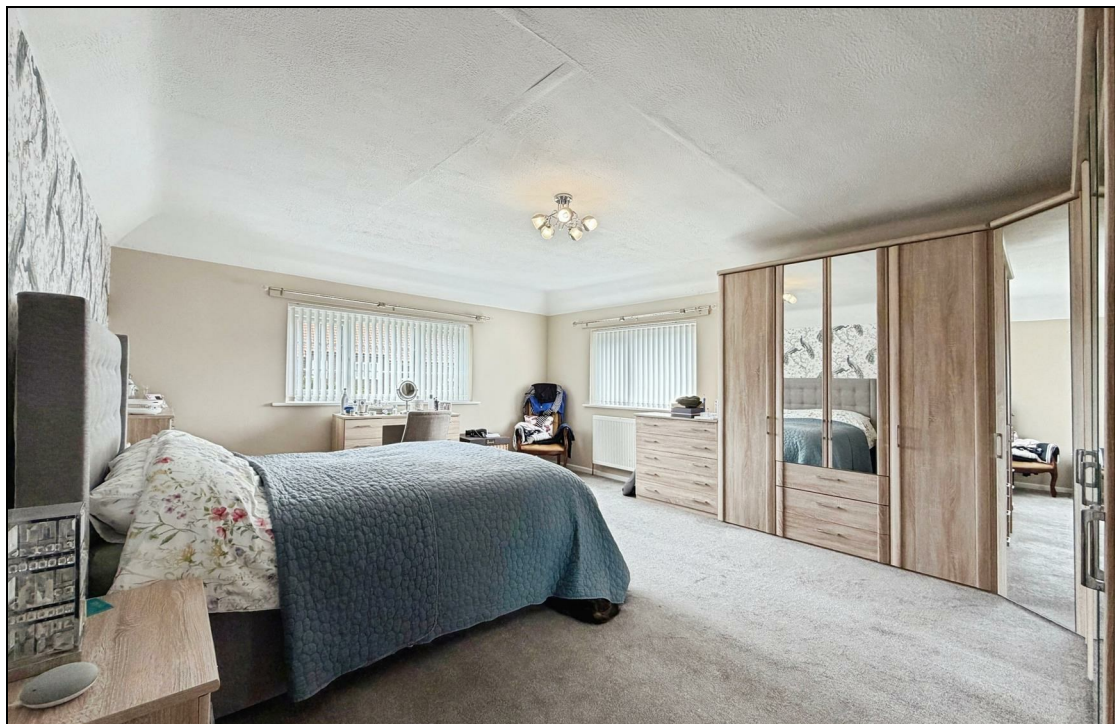
Outside, the allure continues with a triple bay carport, providing convenient parking for multiple vehicles. Additionally, a detached barn or workshop presents an excellent opportunity to create additional accommodation including annexe, making it a versatile space for any homeowner. Secluded behind electric double gates, this residence offers a sense of privacy and security, allowing you to enjoy the tranquillity of your surroundings.

The rear garden is a particular highlight of this impressive home, offering a generous expanse of lawn complemented by an attractive paved sun terrace, creating the perfect setting for outdoor dining, entertaining and family enjoyment. The beautifully maintained garden provides a wonderful sense of space and privacy, while the covered seating area, which is an ideal place to relax and unwind throughout the year. With mature boundaries and ample room for children to play, the outside space perfectly complements the spacious accommodation within, making this a superb home for modern family living.

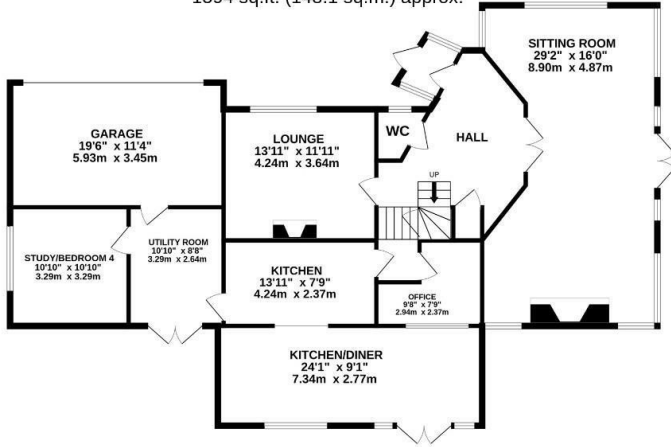


- Charming detached residence dating back to 1925
- Approximately 2,501 sq. ft. of spacious and versatile accommodation
- Four generous reception rooms ideal for family living and entertaining
 - Well-appointed kitchen with adjoining dining area
 - Three well-proportioned bedrooms
- Secluded plot with electric double gates offering privacy
- Triple bay carport providing ample off-road parking
- Detached barn/workshop with excellent storage or annexe potential
 - Extensive rear garden with a large lawn and paved sun terrace
- Covered seating area, perfect for relaxing and outdoor entertaining

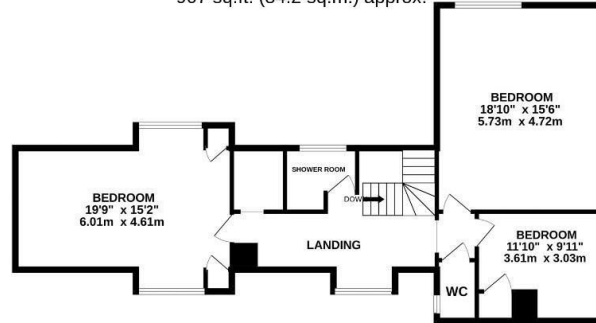




GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.

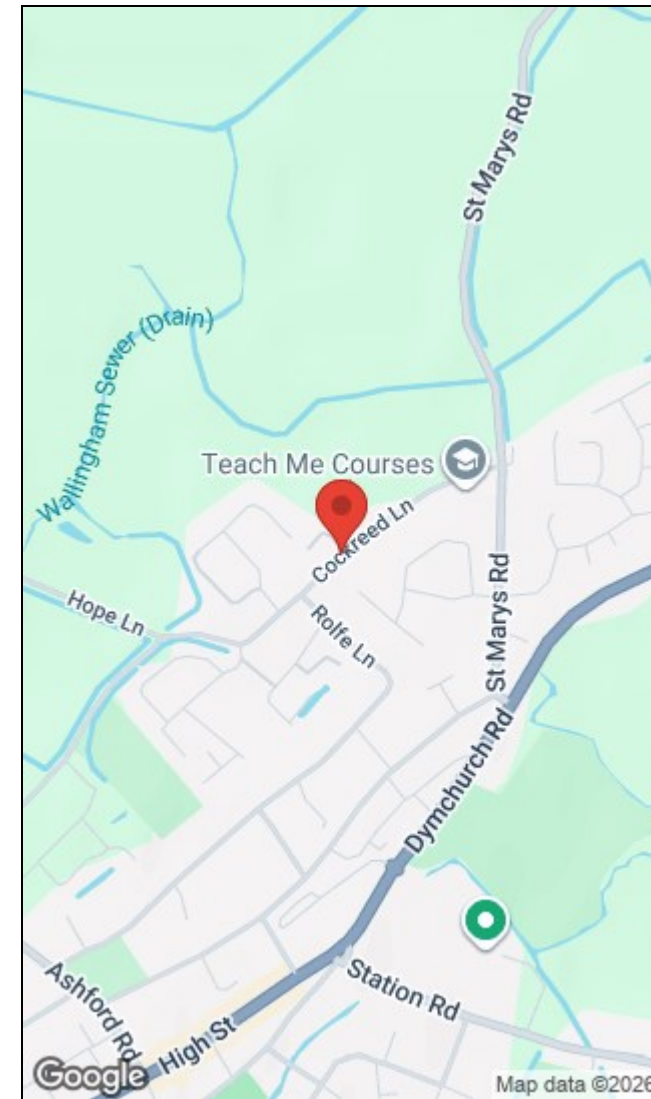


1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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