



**Guide Price**  
**£500,000**

**Freehold**

5x  2x  2x 

**Painesfield Close,  
Burmarsh, Romney  
Marsh, Kent, TN29**

**OVER 60?**

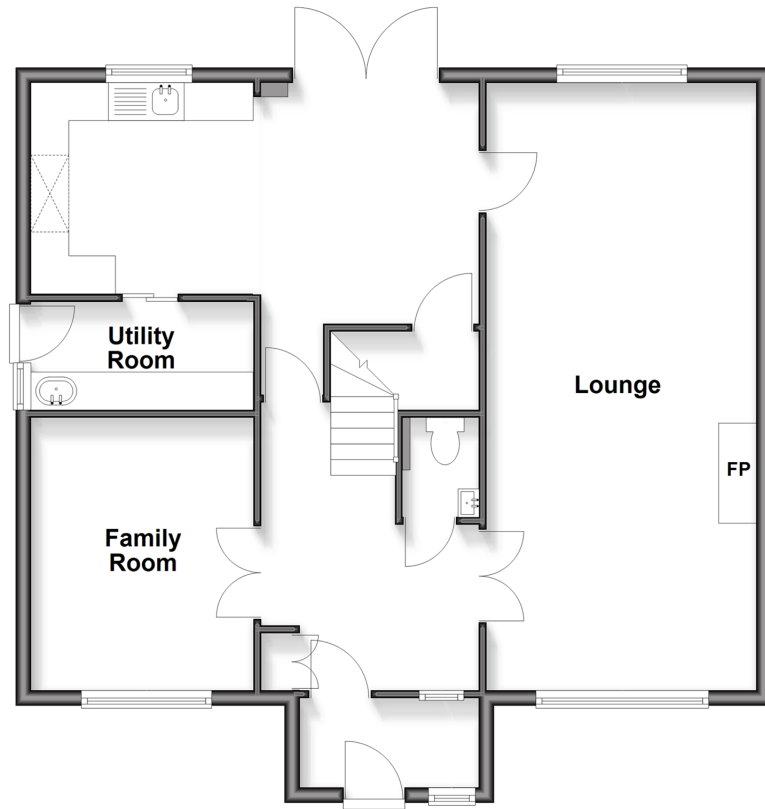
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



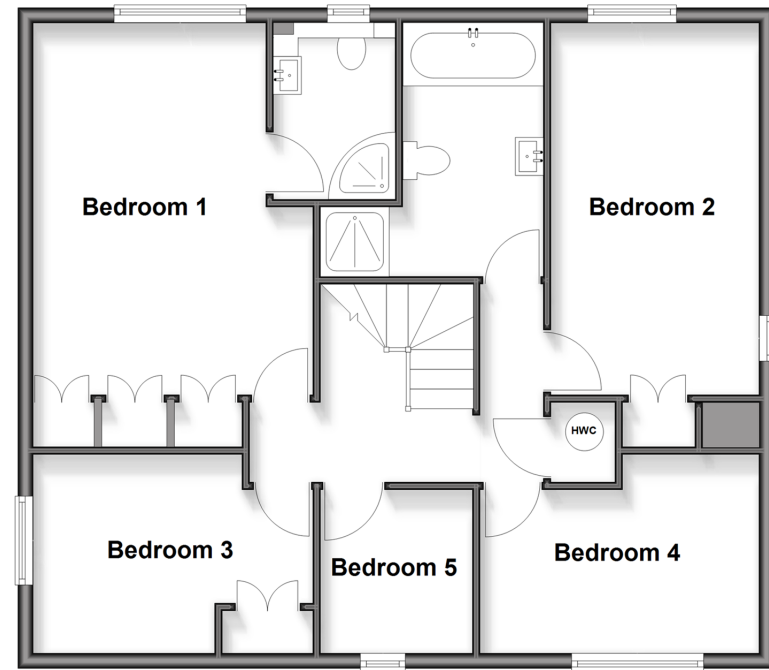
## Ground Floor

Approx. 79.3 sq. metres (853.8 sq. feet)



## First Floor

Approx. 79.5 sq. metres (855.3 sq. feet)



## Accommodation

### GROUND FLOOR

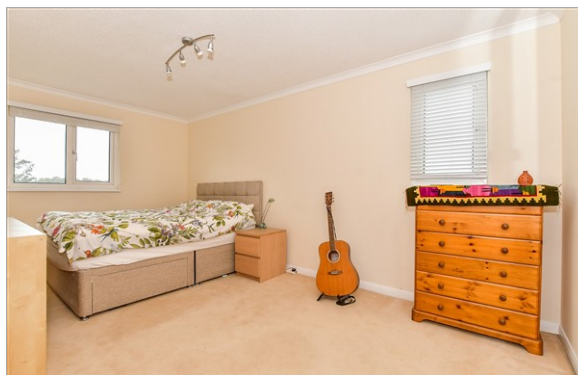
Porch  
Entrance Hall  
Lounge: 26'3 x 11'7 (8.01m x 3.53m)  
Kitchen/Diner: 19'6 (5.95m) x 10'4 (3.15m) narrowing to 9'1 (2.77m)  
Utility Room: 9'8 x 4'9 (2.95m x 1.45m)  
Family Room: 11'4 x 9'8 (3.46m x 2.95m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 16'2 x 13'3 (4.93m x 4.04m)  
En-Suite Shower Room: 7'4 x 6'1 (2.24m x 1.86m)  
Bedroom 2: 16'1 x 8'11 (4.91m x 2.72m)  
Bedroom 3: 13'3 x 8'7 (4.04m x 2.62m)  
Bedroom 4: 12'3 x 8'6 (3.74m x 2.59m)  
Bedroom 5: 6'10 x 6'4 (2.08m x 1.93m)  
Bathroom: 10'11 x 6'0 (3.33m x 1.83m)

### OUTSIDE

Off Road Parking  
Double Garage: 21'0 x 20'6 (6.41m x 6.25m)  
Car Barn: 16'0 x 9'6 (4.88m x 2.90m)  
Front & Rear Gardens



## Main features

- Beautiful home nestled in the middle of Romney Marsh
- Amazing views over surrounding countryside and of Lympne Castle on the hill
- Large kitchen/diner and utility room
- Separate family room so plenty of room for a large family and for entertaining
- Bedroom 1 with en-suite shower room, family bathroom with bath and shower



### Nearest Schools

Primary Schools: Dymchurch Primary 1.4 miles, Lympne Primary 2.3 miles, Palmarsh Primary 2.5 miles

Secondary Schools: Brockhill Park Performing Arts College 3.7 miles, Marsh Academy 4.7 miles



### Transport Information

Train Stations: Westenhanger 3.7 miles, Sandling 4.0 miles, Folkestone West High Speed Link 7.1 miles



### Address

Painesfield Close, Burmarsh, Romney Marsh, Kent, TN29



### Directions

For directions to this property please contact us.





Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



12825186/20260111/MEL/MIB