

Marchant Mews

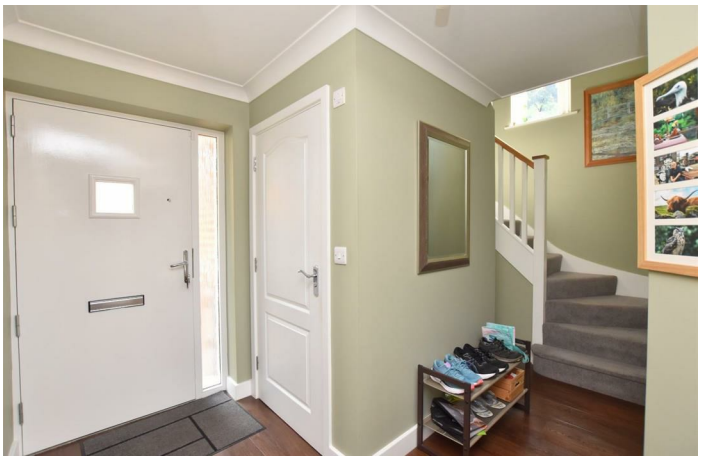
Newington Folkestone CT18 8FD

- Modern Detached Family Home
- Four Bedrooms & Two En Suite Shower Rooms
- Spacious Living Room With Log Burner
- Fitted Kitchen/Breakfast Room
- Garage & Off-Road Parking
- Stunning Countryside Views
- Family Bathroom & Downstairs WC
- Separate Dining Room
- Impressive Rear Garden & Patio
- Exclusive Gated Development

Asking Price £600,000 Freehold













Mapps Estates are delighted to bring to the market this impressive four bedroom detached family home located in an exclusive gated development of only three properties nestled in the heart of the charming rural village of Newington. The property boasts glorious countryside views and is complemented by a large and attractively landscaped rear garden backing onto open fields. The well-proportioned accommodation comprises a welcoming reception hall, a cloakroom, a modern fitted kitchen/breakfast room, a separate dining room with French doors opening to the patio, and a spacious living room with a cast iron log burner; luxury wood effect Karndean flooring has been laid throughout the ground floor. Upstairs you will find the four bedrooms, three having fitted wardrobes, a family bathroom and two en suite shower rooms all with underfloor heating. The property also has a garage and a brick block paved driveway with parking for two cars. An early viewing of this desirable family home comes highly recommended.

Located in the charming and historic rural village of Newington, yet conveniently positioned within easy access of Folkestone which boasts high speed rail services to central London, as well as a good selection of shopping facilities, amenities, and primary and secondary schooling including grammar schools. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants, and the historic Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a good selection of independent shops together with both Waitrose and Sainsbury's stores. The Tesco superstore is within easy reach as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible by car and offers high speed rail services to London, St Pancras taking approximately 50 minutes.

Ground Floor:

Front Entrance
With canopy and light over, composite front door with inset frosted double glazed panel and windows to side, opening to reception hall.

Reception Hall 16'5 x 14'6 (max points)
With wood effect Karndean LVT flooring, alarm keypad, stairs to first floor with double glazed window over, understairs store cupboard, coved ceiling, radiator.

Cloakroom
With wood effect Karndean LVT flooring, WC, wash hand basin with mixer tap and tiled splashback over, recessed downlighters, extractor fan, coved ceiling, radiator.

Kitchen/Breakfast Room 15'9 x 8'9
With front aspect double glazed window, frosted double glazed window to side, modern fitted kitchen with a range of wood grain effect cream finish store cupboards and drawers, wood effect rolltop work surfaces, matching upstands and breakfast bar, inset ceramic sink/drainer with mixer tap and drinking water filter tap over, four ring Neff ceramic electric hob with brushed stainless steel splashback and Neff extractor canopy over, fitted high level Neff electric double oven. recently installed integrated washing machine and dishwasher, integrated fridge/freezer, heating control panel, recessed downlighters, coved ceiling, wood effect Karndean LVT flooring, radiator.

Dining Room 11'9 x 10'9
With rear aspect double glazed French doors opening to patio and garden with countryside view, wood effect Karndean LVT flooring, coved ceiling, radiator.

Living Room 16'4 x 11'6
With rear aspect double glazed window looking onto garden and with countryside view, exposed brick fireplace with wooden mantel shelf over and recessed cast iron log burner set onto tiled hearth, coved ceiling, radiator.

First Floor:









Landing
With large built-in airing cupboard housing pressurised hot water cylinder with fitted shelving, coved ceiling.

Bedroom 19'7 (max) x 11'6
With rear aspect double glazed window looking onto garden with expansive countryside view, two recessed fitted double wardrobes, coved ceiling, radiator, underfloor heating control and door to en suite shower room.

En Suite Shower Room
With large shower cubicle with Aqualisa shower and sliding shower screen, pedestal wash hand basin with mixer tap over, WC, fitted mirror and shaver point, extractor fan, recessed downlighters, coved ceiling, tiled floor with underfloor heating, fully tiled walls, chrome effect heated towel rail.

Bedroom18'4 (max) x 9'
With side aspect double glazed window with hillside view, coved ceiling, radiator, underfloor heating control panel and door to en suite shower room.

En Suite Shower Room
With Velux window, recessed shower cubicle with Aqualisa shower, pedestal wash hand basin with mixer tap over, WC with concealed cistern, shelf and fitted mirror and shaver point over, extractor fan, coved ceiling, recessed downlighters, tiled floor with underfloor heating, fully tiled walls, chrome effect heated towel rail.

Bedroom 11'7 x 8'10
With front aspect oriel double glazed window with hillside view, two recessed fitted double wardrobes, loft hatch, coved ceiling, radiator.

Bedroom 9'6 x 8'11
With rear aspect double glazed window looking onto garden and with expansive countryside view, recessed fitted double wardrobe, coved ceiling, radiator.



Family Bathroom

With panelled bath with mixer tap, Aqualisa shower and shower screen over, pedestal wash hand basin with mixer tap over, WC with concealed cistern, shelf and fitted mirror and shaver point over, extractor fan, coved ceiling, recessed downlighters, tiled floor with underfloor heating, fully tiled walls, underfloor heating control panel, chrome effect heated towel rail.

Outside:

The property is accessed via a gated entrance to the development and a shared gravel driveway. To the front of the property is a brick block paved private driveway with off-road parking space for two cars; there is an additional parking space for visitors opposite the garage. There is a paved pathway leading to the front entrance which has an outside tap. A gate opens to a side pathway leading through to the large paved patio from which to admire the stunning countryside view to the rear, Steps lead down to the large rear garden: this has been mostly laid to lawn with a deep border to one side attractively planted with flowers and shrubs and a feature copper birch tree. To the rear corner is a paved base for a greenhouse.

Garage 19' x 9'

With remote-controlled wooden up and over garage door, personal door to side, plastered walls and ceiling, wall-mounted Worcester Bosch oil-fired boiler, power and light.











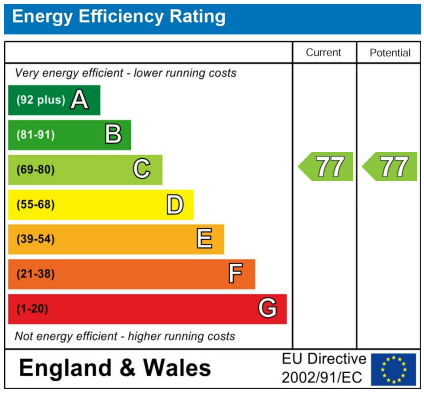




Ground Floor



First Floor



Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating C

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