



Ashford Road New Romney TN28 8TG

- Substantial Detached Chalet Residence
- Spacious Living Room With Log Burner
 - Large Kitchen/Diner
- Bathroom & En Suite Shower Room
- Double Garage & Off-Road Parking
- Three/Four Bedrooms
- Separate Dining Room
 - Utility Room & WC
- Large Plot With Countryside Views
 - No Onward Chain

Asking Price £395,000 Freehold





Mapps Estates are delighted to bring to the market this substantial detached three/four bedroom chalet style property set on a generous plot and within walking distance of the high street and local amenities. The generous and well-proportioned ground floor accommodation comprises a reception hall, a spacious living room with a log burner, a large kitchen/diner, utility room and WC, a separate dining room, conservatory and a study (which could easily serve as a fourth bedroom if required), while upstairs you will find three double bedrooms, the main bedroom having fitted furniture and an en suite shower room, and a family bathroom. The property boasts a large rear garden, countryside views, as well as a double garage and off-road parking. Now in need of some updating, the property is being sold with the advantage of no onward chain; an early viewing comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance

A recessed front porch with UPVC front door with inset frosted double glazed panel, tiled floor, light, internal wooden front door with frosted glazed panels opening to reception hall.

Reception Hall 20'3 x 3'11

With feature ceiling beams, stairs to first floor with understairs storage space and recessed store cupboard over, rear aspect UPVC double glazed window looking onto garden, feature 'cartwheel' internal frosted window, heating thermostat, high level cupboard housing consumer unit and electric meter, radiator.

Study/Bedroom 12'11 x 9'7

With front aspect UPVC double glazed tilt & turn window, fitted wardrobes and shelving, radiator.

Dining Room 12'11 x 12'3

With rear aspect UPVC double glazed tilt & turn window, feature ceiling beams and picture rail, wall light point, radiator, large double glazed window and sliding door opening to conservatory.

Conservatory 12'6 x 9'6

Lean-to conservatory with full length UPVC double glazed windows and French doors opening to patio and rear garden, pitched polycarbonate roof, tile effect laminate flooring.

Living Room 22'4 x 12'11

With front and side aspect UPVC double glazed tilt & turn windows looking onto garden, feature ceiling beams, exposed brick fireplace with recessed cast iron log burner and wooden mantel over, wall light points, two radiators, internal window and door through to kitchen/diner.

Kitchen/Diner 19'10 x 18'2 (max points)

A large 'L' shaped kitchen/diner comprising a fitted kitchen with a range of wood effect store cupboards and drawers, square edged wood effect worktops with tiled splashbacks, inset resin sink/drainage with mixer tap over, rear and side aspect UPVC double glazed windows looking onto garden, UPVC double glazed French doors to side opening to patio and garden, space and plumbing for dishwasher, space for fridge/freezer, space for additional undercounter fridge, space for electric range style cooker, tiled floor, two radiators, dining area with front aspect UPVC double glazed window looking onto garden, door to utility room.

Utility Room 6'1 x 6'1

With UPVC double glazed back door opening to rear garden, rolltop work surfaces, white gloss finish fitted store cupboards, space and plumbing for washing machine and tumble dryer, Worcester floor-standing oil-fired boiler, tiled floor, door to cloakroom.



Cloakroom

With UPVC frosted double glazed window, pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, tiled floor.

First Floor:

Landing

With rear aspect UPVC double glazed window looking onto garden and with countryside view, radiator.

Bedroom 25'2 x 14' (max points)

With some restricted head height, rear aspect UPVC double glazed window looking onto garden and with countryside view, Velux window to side, matching wood effect fitted bedroom furniture comprising floor to ceiling double wardrobes and a range of store cabinets and drawers, recessed downlighters, door to eaves storage space, radiator, door to en suite shower room.

En Suite Shower Room 6'11 x 5'11

With UPVC double glazed window, fully tiled quadrant shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback over, WC,

extractor fan, recessed downlighter, wall-mounted store cupboards, tiled floor, radiator.

Bedroom 17'3 (max) x 10'11

With front and rear aspect UPVC double glazed dormer windows and countryside view to rear, radiator.

Bedroom 12'10 x 12'9 (max)

With front aspect UPVC double glazed dormer window, access to eaves storage space, radiator.

Family Bathroom 8'3 x 6'3

With UPVC frosted double glazed dormer window, panelled bath with central mixer tap and wall-mounted Grohe shower over, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, wall-mounted store cupboard, part-tiled walls, tiled floor, chrome effect heated towel rail.

Outside:

The property is set on a sizeable plot affording mature gardens to the front, side and rear. The front and side garden is laid to lawn with mature shrubs and hedging, and leads along one side, past the



heating oil tank and opening through to the rear garden. This large outdoor space could now benefit from relandscaping but has fantastic potential; there is a paved patio area and outside tap to the rear of the property, and a central pathway leading into the garden which is laid to lawn with a variety of mature shrubs and trees. There is also a row of outbuildings to the rear in varying states of repair. To the side of the property is a personal door to the double garage and a pathway with gated access to the front driveway which has off-road parking space for two/three cars.

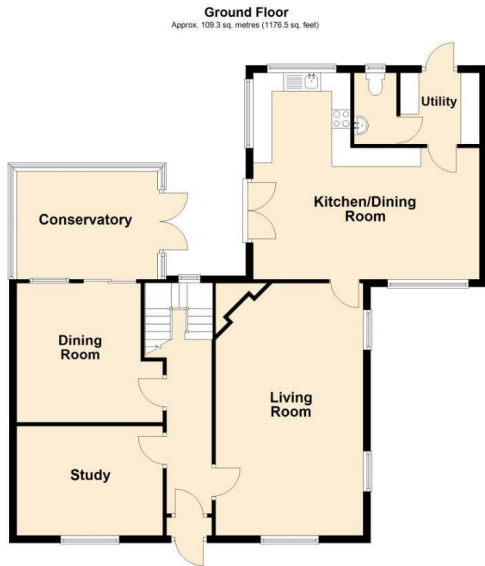
Garage 30'5 x 16'8

With two up and over garage doors, personal door and windows to rear, power and light.

Agent's Note:

Please be advised, this property is not currently connected to mains drainage.





Total area: approx. 180.4 sq. metres (1941.8 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

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	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		72
	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
 http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.