



Buckhurst Church Road New Romney, Kent TN28 8TU



A substantial period cottage completely refurbished and conveniently placed for New Romney High Street. The property is arranged over 3 floors with spacious accommodation and a wealth of period features including beams and inglenook fireplace. Lovely cottage gardens set behind a beautiful old ragstone and brick wall.

CHAIN FREE

Guide Price £295,000



Accommodation

Kitchen/Breakfast Room • Dining Room • Sitting Room
Outside Utility Room • 4 Bedrooms • Study/Bedroom 5
Family Bathroom • Outside Utility Room/Cloakroom

Gardens

Lawned garden to rear and side of property with pretty cottage flower/shrub borders. Shed. Off road parking (100 yards from property).

Communication

New Romney High Street immediate vicinity • Ashford – 12 miles (London St Pancras 37 minutes) • Hythe – 7 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

Buckhurst is located in the centre of this historic Cinque Ports town. The town offers a host of shopping facilities including Sainsbury's supermarket and numerous independent shops. The Marsh Academy is a short walk away and the world famous Romney, Hythe and Dymchurch Railway is less than half a mile from the property. The beach at Littlestone-on-sea is just over a mile away and the golden sands at Dymchurch about 3 miles. The RSPB Reserves at Dungeness are also within about 3 miles or so of the property.

Buckhurst

Buckhurst is a fine example of a Grade II Listed property which is one half of a substantial building believed to have 15th Century origins. The property has been completely redecorated and refurbished whilst retaining many period features including a beamed interior, inglenook fireplace and some original old pine stripped doors. Set over three floors, the spacious accommodation boasts dining room, sitting room within inglenook fireplace and kitchen/ breakfast room on the ground floor. The kitchen has a farmhouse style unfitted kitchen with hand built rustic unit and wooden worksurfaces. There is also plenty of space for table, chairs and dresser. Stairs from the dining room to the first floor lead to the 3 good size double bedrooms and family bathroom with bath, separate shower cubicle, vanity wash hand basin and W/C. On the second floor is a generous size landing currently used as a study but could also be used as a 5th bedroom.

A door from here leads you into the 4th

bedroom. There is plenty of storage in the eaves from both rooms.

Gardens

The rear of the property is located directly onto the High Street. The garden lies predominantly to the front and side and is part walled with a beautiful old ragstone and brick wall. There is a meandering brick paved pathway leading to the front entrance and well stocked cottage style flower borders. Within the garden is a small lean-to log store and timber garden shed. There is an outside utility room/wc and space and plumbing for washing machine and tumble dryer. Within 100 yards of the property in Station Road is a gated and secure parking area owned by the vendors of Buckhurst providing off-road parking for two cars.

Services

Mains water, gas and electricity. Gas fired central heating to ground floor and first floor. Private drainage.

Directions

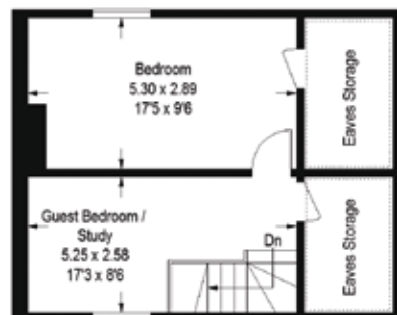
From Ashford proceed along the A2070 to Brenzett, taking the first exit left at the roundabout (A259). Proceed along the A259 and on entering New Romney turn right just beyond the New Inn into Church Approach, then almost immediately left into Church Road. Follow Church Road to the junction with Station Road, Buckhurst is the last property on the left.

Viewings

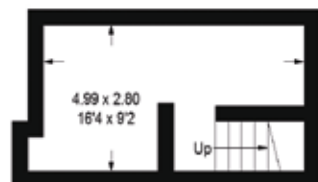
Strictly by appointment only. **(Ref V1737)**



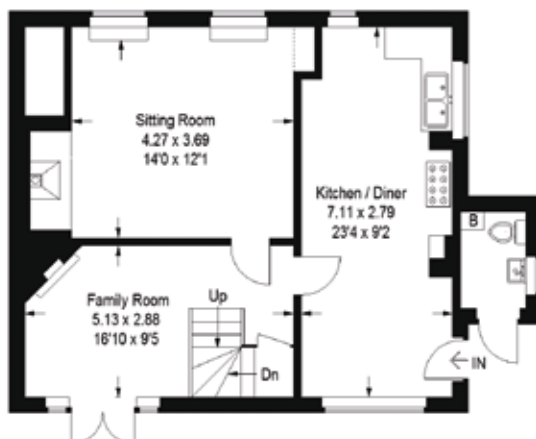
Buckhurst, New Romney



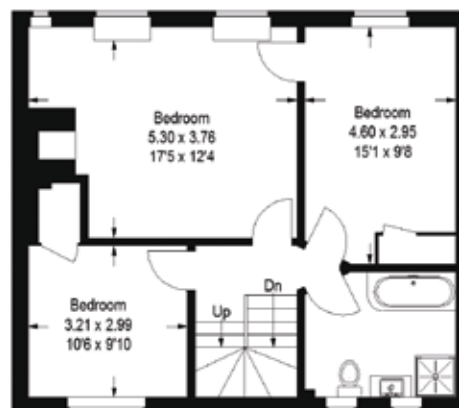
Second Floor
(Including Eaves Storage)
39.5 sq m / 425 sq ft



Basement
14.2 sq m / 153 sq ft



Ground Floor
56.6 sq m / 609 sq ft



First Floor
58.2 sq m / 626 sq ft

Approximate Gross Internal Area (Including Eaves Storage)
154.3 sq m / 1660 sq ft
WC / Boiler Room = 2.5 sq m / 27 sq ft
Basement = 14.2 sq m / 153 sq ft
Total = 171 sq m / 1840 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID197886)



□ = Reduced headroom below 1.5 m / 5'0



New Romney

LOCAL VILLAGE PROPERTY

Earliest records of Romney date back to 791AD and at the time of the Domesday Book, Romney was just one of eight boroughs in Kent. By 1140 it was a flourishing port which extended from its original site along the northern bank of the River Rother towards the sea. The great storm in 1287 diverted the river to the other side of the Romney Marsh. These days the Cinque Port town of New Romney is a busy bustling town with many independent shops, restaurants, coffee shops and

pubs along with a Sainsbury's supermarket. There are a number of recreational facilities, clubs, societies and community groups along with tourist attractions such as the Romney, Hythe and Dymchurch Light Railway, Norman parish church and coastal bathing beaches. In addition to the highly regarded Links Golf Course there are many cycling routes across the neighbouring Romney Marsh countryside.



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Sarah Holgate

Hobbs Parker The Villages