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Country Houses



The Old Green Madeira Road Littlestone

DISTINCTIVE COUNTRY PROPERTY

The Old Green

Madeira Road

Littlestone, Kent TN28 8QX

A sizeable detached home finished to a very high standard and specification throughout boasting over 2800sqft of floor space including a 38ft summer house, detached double garage, outside store and shed and of course the main house. Positioned in the sought after Madeira Road, you are within a few 100yards of the beach and a stroll across the road from a Links Championship golf course.

Guide Price: £675,000

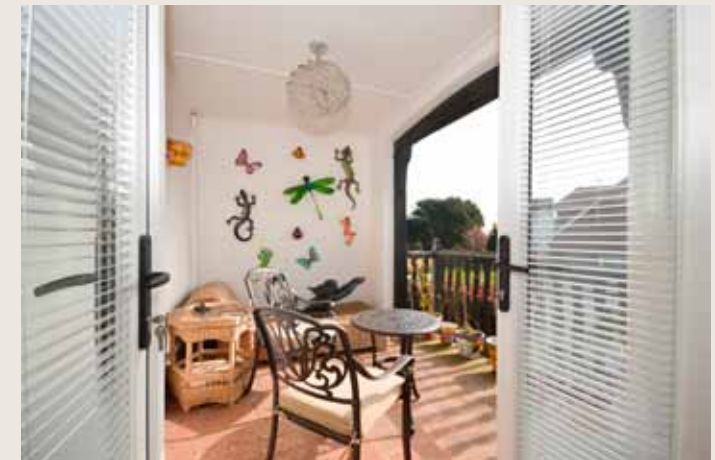


Accommodation

- Entrance porch • Cloakroom w/c • Main reception room • Dining room • Family room • Snug
- Kitchen • Utility • Landing • Master bedroom with En Suite • Three further bedrooms • Family shower room
- Separate W/C

Outside

- Driveway • Double garage • Shed/store
- Rear garden • Summerhouse (with sauna and steam room)





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.

Description

The entrance porch opens into the impressive main reception with such versatility, boasting a wonderful log burner and decorative stone surround. Following a recent extension, the reception leads out into a further rectangular space that then leads onto the garden via the bifold doors. This reception room is certainly the heart of the home and one side leads into the dining room and family room, the other direction gives way to the snug and kitchen. The flexibility of the receptions rooms is considerable and home working, office space or even a further downstairs bedroom could easily be created. The kitchen is, like the whole house, immaculately presented. The bespoke units are complimented with granite worktops and a beautiful Ever Hot range style cooker which, as the name suggest, provides the house with constant warmth. The central island acts as an extension to the workspace rather than just a space for reading the paper and sipping a coffee.

Upstairs, the master bedroom leads onto a delightful covered rear balcony. This lovely space is perfect for dining or relaxing and in the warmer months, this space picks up a great deal of sunshine. The en-suite shower room offers added convenience for the Master Suite. The landing then provides access to three further double bedrooms, a family shower room and then a further W/C with bidet.

Outside:

Access to the garden can be gained from a variety of rooms at The Old Green. The East side of the garden has a practical store and shed with some hidden storage space behind a small fence. The rear boundary hosts a vast Summer House with Sauna and Steam Room at opposite end. This could also be converted for home working if desired. Adjacent to the house, two patios provide space for outside entertaining, one next to the dining room and the other behind the utility. The remainder of the garden is laid to lawn with a number of mature trees and shrubs providing further seclusion and colour.

To the front there is off street parking several cars and a detached double garage.

Location

Littlestone is a small coastal village close to New Romney in Kent. It was established in the 1880s by Sir Robert Perks as a resort for the gentry, at the point of the local lifeboat station. Immensely popular as a coastal retreat from both local families and especially those in London due to its relaxed feeling. The beaches are vast and stretch all the way along to Dungeness (the Lands End of the South East). Neighbouring towns of New Romney, Lydd and St Marys Bay are all a short drive away and offer further amenities. That being said, the adjacent New Romney offers a bustling High Street and Superstore.

Directions

As you arrive in New Romney, head towards the coast on Station Road (B2071). Passing the Rail Station, Madeira Road will be the 4th turning on the left. Continue a few hundred yards along here and The Old Green will be seen on the right hand side, just past the Golf Club entrance. Sat Nav: **TN28 8QX**

Services:

Mains water, electric and drainage.

Viewing:

Strictly by appointment with the agents.

Please call our Ashford office on 01233 506260.

Energy Efficiency

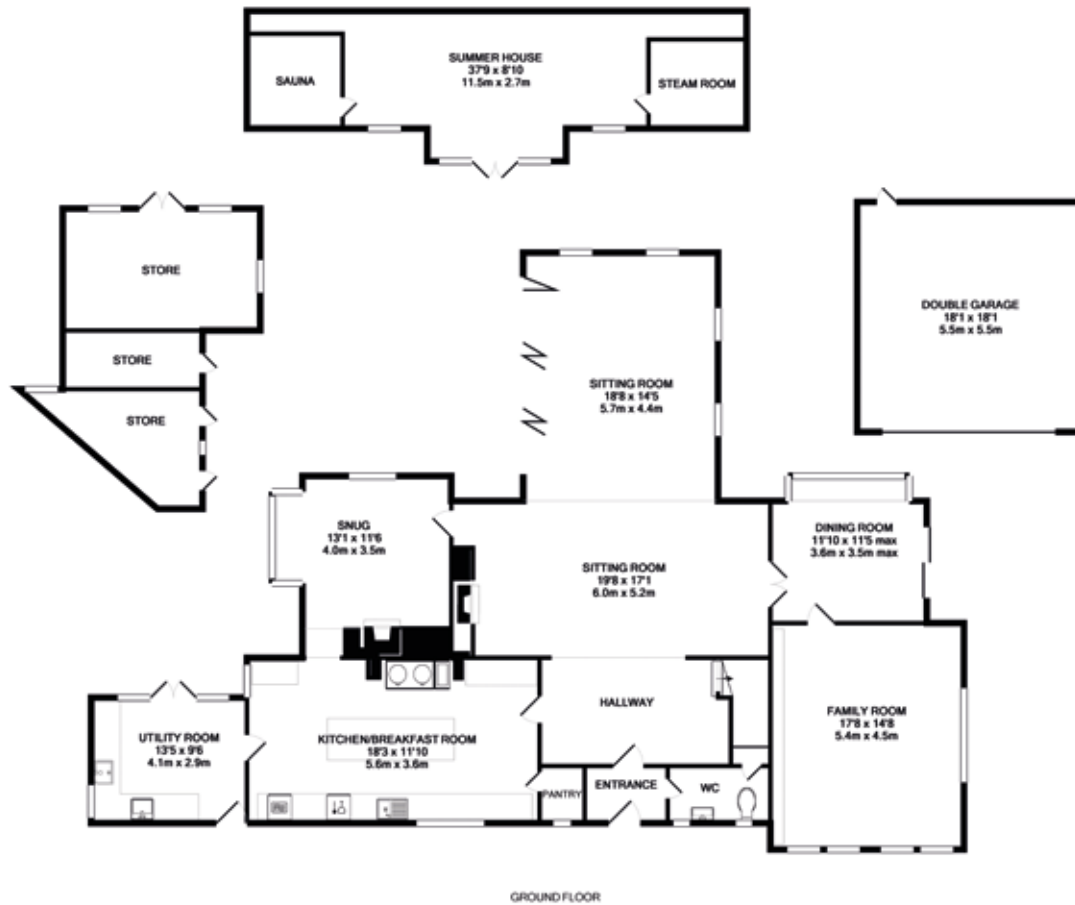
Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.

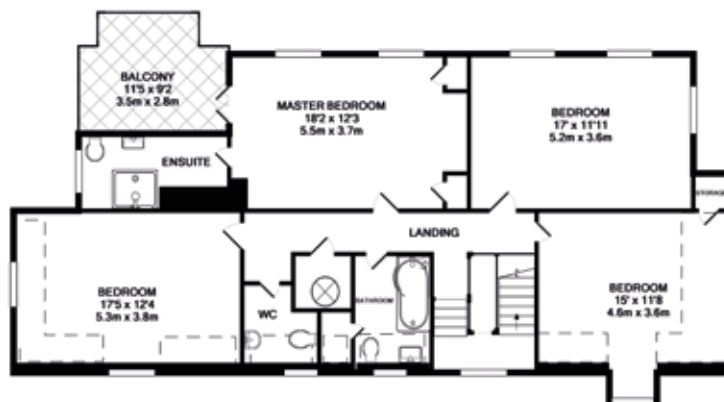


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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2831 SQ.FT. (266.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Littlestone

Littlestone-on-Sea is a small coastal village close to New Romney.

The entrepreneur Henry Tubbs established Littlestone Golf Club in 1888 on land bought with J Lewis. He built a house next to the course in 1889 to act as a Clubhouse until the current was finished in 1910.

This house was known then and now as Netherstone.

The minutes of the newly formed club committee note that Henry Tubbs as a committed Methodist did not allow alcohol in Netherstone. His nephew points out that this may be contributing to the slow growth in the popularity of the club.

Netherstone is the only house to have a balcony facing the links rather than the sea.



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Country Houses

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

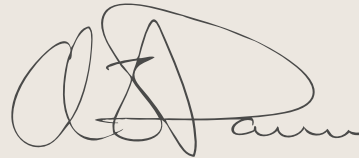
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex.

Ashford

01233 506260



Tenterden

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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



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