

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the Conservation Area of the small village of Brookland with its primary school, and 13th century Church of St Augustine with lead font and detached octagonal wooden belfry. Brookland is set on an attractive part of Walland Marsh, renowned for big sky views, picturesque walks and historic churches including the church in Fairfield dedicated to St Thomas a Beckett, standing alone in the fields and approached by a grass causeway. To the east is the town of New Romney (6 miles) with an historic high street, several small and interesting shops and a Sainsburys supermarket. For more comprehensive facilities there is Ashford (12 miles) with access to the M20 and International Station, which offers a high speed service to London St Pancras in 37 minutes. To the west is the Ancient Town of Rye (7 miles) with its historical associations and medieval architecture.

Forming a detached Grade II Listed house believed to date from the eighteenth to mid nineteenth century presenting colour washed rendered elevations with part tile hung rear elevations set with timber casement windows beneath a pitched tiled roof. There is a good range of original outbuildings, currently used as storage but could lend themselves to a variety of uses subject to the necessary Planning Permissions and Listed Building Consent being granted.

Front door into a small **hallway** with stairs rising to the first floor. **Drawing room** with inglenook fireplace fitted with woodburning stove, two windows to the front. **Snug** open fireplace, built in cupboards and display alcove to one side, double doors out to the garden. **Open plan kitchen/dining room**, the kitchen area has tiled flooring, range of built in units, space for a dishwasher, oven and hob. Understairs cupboard, door out to the rear garden.

Double aspect dining area. **Utility room** has a worksurface with sink, space and plumbing for a washing machine and tumble dryer, oil fired boiler, additional appliance space, built in corner cupboard.

**First floor landing** with galleried area. Built in cupboard. **Bedroom 1** with window overlooking the rear courtyard. **En suite bathroom** comprising panelled bath, w.c, wash hand basin, built in cupboard. **Bedroom 2** window to front, built in cupboard. Interconnecting door to **Bedroom 3** window to front, cast iron fireplace (sealed). **Bedroom 4** window to front, cast iron fireplace (sealed). **Bathroom 1** panelled bath, w.c, twin wash hand basins, window to rear. **Bathroom 2** panelled bath with mixer tap/shower attachment, wash hand basin, w.c, tongue and groove wooden panelling.

**Outside:** The property is accessed off the High Street via a pair of wooden gates which lead into a large gravelled courtyard providing ample parking as well as room for a garden table and chairs. The courtyard is bounded by a brick built former stable block, there is also another detached brick outhouse/workshop. The gravel drive leads around to a substantial detached brick barn with corrugated roof and large double wooden doors, power is connected to all outbuildings. The main part walled garden is laid to lawn with well stocked bordering flower and shrub beds.

Local Authority: Folkestone & Hythe. Council Tax Band F  
Mains electricity and water. Oil heating.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 62Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £645,000 freehold

Brookland House, High Street, Brookland, Kent TN29 9QR



A detached Grade II Listed four bedroom house now in need of renovation set in mature part walled gardens with ample parking and range of brick outbuildings including a former stable block and small barn situated in the Conservation Area of the by-passed village of Brookland.

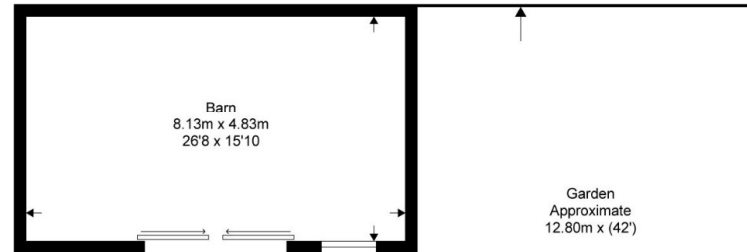
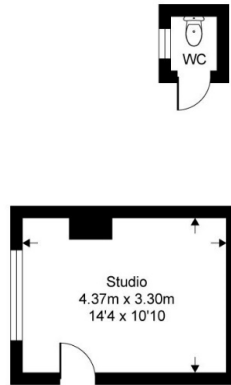
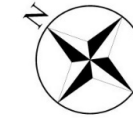
- Entrance hall • Drawing room with inglenook • Snug with open fire • Open plan kitchen/dining room • Utility room
- First floor landing • Bedroom 1 with en suite bathroom • Bedrooms 2 and 3 interconnect • Bedroom 4 • Two family bathrooms
- Gated courtyard with off road parking • Period outbuildings including a stable block, small barn and workshop/studio



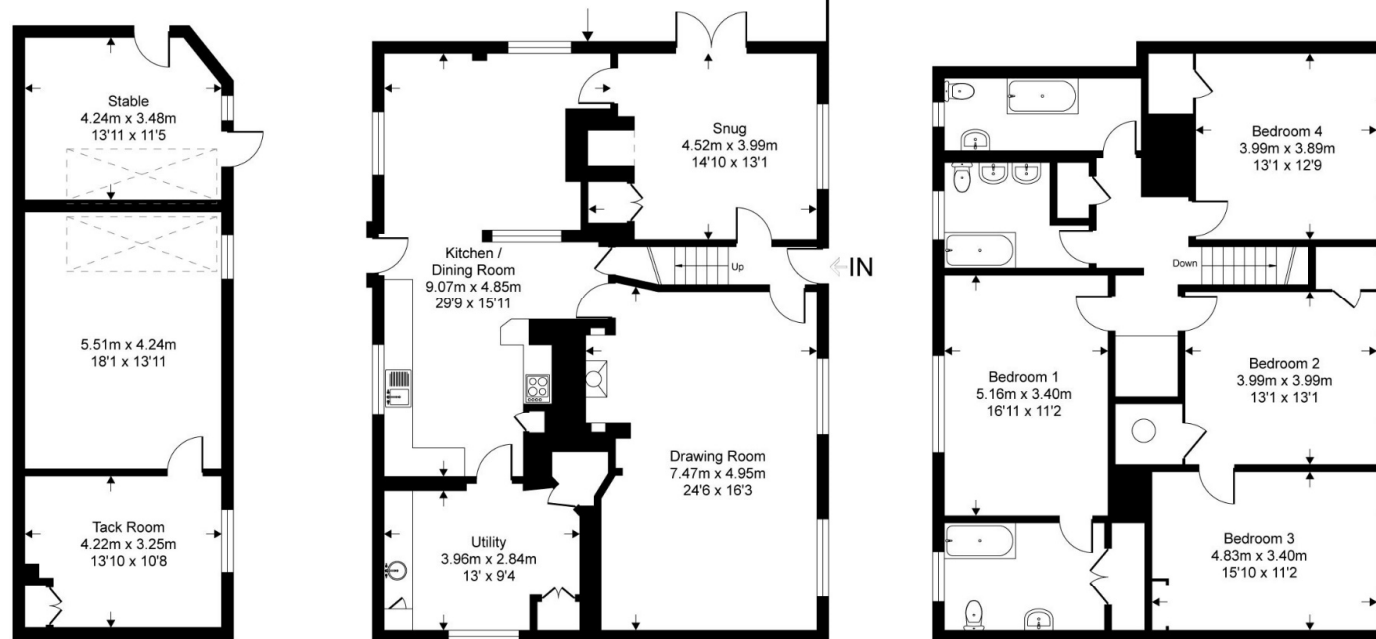
**Directions:** From London take the M20 to Ashford leaving at Junction 10. Proceed along the southern orbital link road and A2070 signposted Brenzett. At the Brenzett roundabout go straight across onto the A259 signposted Rye and after a short distance turn left into Brookland Village. Continue into the village where the property will then be seen on the right handside.

# Brookland House

Approximate Gross Internal Area = 227 sq m / 2445 sq ft  
 Approximate Outbuildings Internal Area = 107 sq m / 1147 sq ft  
 Approximate Total Internal Area = 334 sq m / 3592 sq ft



Garden  
 Approximate  
 12.80m x (42')



**Ground Floor**

**First Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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