

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the rural hamlet of Old Romney just 2.2 miles from New Romney which offers a wide range of shopping facilities and schooling. The beaches and coastline of Littlestone and Greatstone are 5 miles and Dungeness 7.3 miles. The Ancient Town and Cinque Port of Rye is 10 miles renowned for its period architecture and cobbled streets, the town has an active local community, with the arts being strongly represented. Rye Arts and Jazz Festivals are held annually. Appledore train station is 4.7 miles and is on the branch line from Eastbourne to Ashford where there are high speed connections to London St Pancras (journey time 37 minutes). Ashford train station is 13 miles by car, approx. 20 minutes.

Dowle Close is a small private cul de sac of just 5 houses, No.4 was built by the current owners approx. 40 years ago and has the benefit of a ground floor annexe which could suit a dependent relative or alternatively provide additional accommodation or home office.

Front door into the **large entrance hall** having a pine open tread staircase rising to the first floor. **Living room** with brick inglenook style fireplace fitted with a wood burning stove, windows to front and rear.

Kitchen/dining room fitted with a range of base and wall mounted units incorporating a 4 ring electric hob, double oven under and extractor fan over. Space for dishwasher and fridge/freezer, window to rear. The **dining area** has sliding doors out to the rear garden. **Utility room** having a worksurface with sink unit and space and plumbing for a washing machine and tumble dryer. Oil fired boiler, door to the entrance hall and door out to the rear garden.

Shower room comprising shower cubicle, wash hand basin and w.c

Annexe – Self Contained comprises an entrance hall with door to the front, sitting room, kitchenette, cloakroom and double bedroom (4).

First floor landing with doors to all bedrooms, built in airing cupboard.

Bedroom 1 has a built in wardrobe cupboard and en suite w.c. windows to rear with views over nearby farmland. **Bedroom 2** built in wardrobe cupboard, window to rear also with farmland views. **Bedroom 3** built in wardrobe cupboard, window to front. **Bedroom 5/study** built in wardrobe cupboard, window to rear. **Family bathroom** comprising panelled bath, wash hand basin, w.c.

Outside: The property is approached off the cul de sac over a gravelled drive providing off road parking and access to the detached double garage with electric up and over door, light and power connected, personal door to the side. The remainder laid to lawn with two access side gates leading to the rear garden which again is mainly lawn with interspersed trees. There is also a paved terrace and the rear being hedge and fence enclosed.

Local Authority: Folkestone and Hythe Council. Council Tax Band F
Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £595,000 freehold

4 Dowle Close, Old Romney, Romney Marsh, Kent, TN29 9SZ



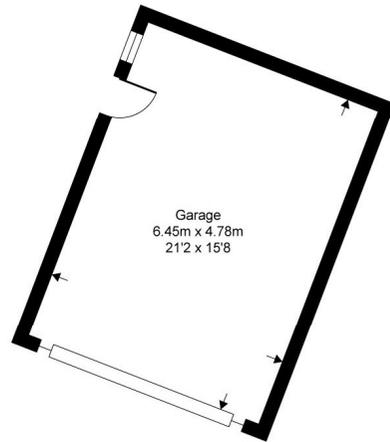
A detached four bedroom house with an integral one bedroom annexe situated within a small private close of just five houses situated within a small hamlet on Romney Marsh surrounded by farmland.

- Large entrance hall • Living room • Kitchen/dining room • Utility room • Shower room
 - Annexe comprises – sitting room, bedroom, kitchenette, cloakroom
- First floor landing • Bedroom 1 with en suite w.c • 3 further bedrooms • Family bathroom • Oil heating • EPC rating D
 - Ample off road parking • Detached double garage • Enclosed rear garden

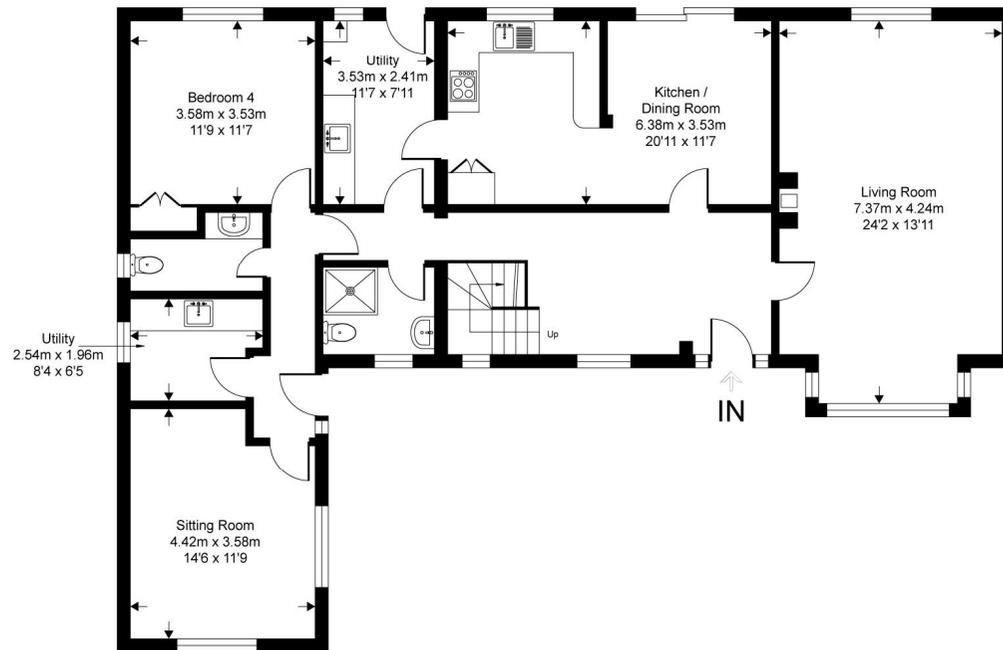


Dowle Close

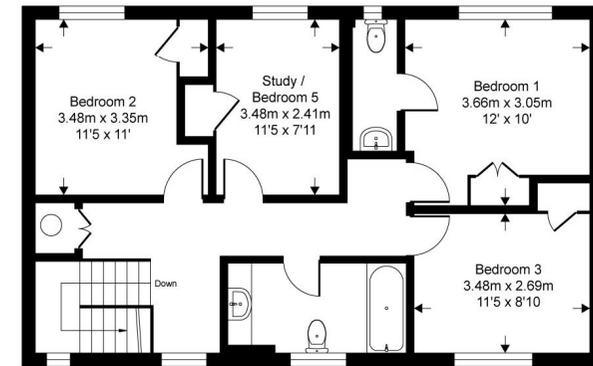
Approximate Gross Internal Area = 199.6 sq m / 2149 sq ft
 Approximate Garage Internal Area = 30.8 sq m / 332 sq ft
 Approximate Total Internal Area = 230.4 sq m / 2481 sq ft



Garden
 Extends To
 11.07m
 36'4



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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