



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£1,350,000**

**Freehold**

5x  6x  1x 

**Newchurch, Romney**

**Marsh, Kent, TN29**

*Wards*  
Helping you move forwards





## Main features

- **Exceptional high-end executive home**
- **Stunning far reaching views**
- **Large double garage**
- **Incredible space for all the family whether extended or growing**
- **Landscaped garden and plenty of parking**



### Nearest Schools

Primary Schools: Brenzett C of E Primary 0.3 miles, Brookland C of E Primary 1.6 miles

Secondary Schools: Marsh Academy 5.0 miles, Rye College 8.4 miles



### Transport Information

Train Stations: Appledore 2.5 miles, Ham Street 5.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Study: 9'11 x 8'3 (3.02m x 2.52m)

Cloakroom

Lounge: 32'8 x 19'10 (9.96m x 6.05m)

Kitchen: 20'6 x 13'2 (6.25m x 4.02m)

Utility: 12'0 x 5'2 (3.66m x 1.58m)

### FIRST FLOOR

Landing

Bedroom 1: 20'5 x 11'9 (6.23m x 3.58m)

En-Suite Shower Room

Dressing Room: 9'9 x 8'7 (2.97m x 2.62m)

Bedroom 2: 14'2 x 12'6 (4.32m x 3.81m)

En-Suite Shower Room

Dressing Room: 7'8 x 4'0 (2.34m x 1.22m)

Bedroom 3: 13'10 x 10'1 (4.22m x 3.08m)

En-Suite Shower Room

Dressing Room : 7'1 x 5'2 (2.16m x 1.58m)

Bedroom 4: 12'0 x 9'9 (3.66m x 2.97m)

En-Suite Shower Room

Bathroom

### SECOND FLOOR

Landing

Bedroom 5: 18'9 x 13'5 (5.72m x 4.09m)

En-Suite Shower Room: 10'5 x 7'7 (3.18m x 2.31m)

Store Room 1: 16'5 x 11'5 (5.01m x 3.48m)

Store Room 2: 11'0 x 6'9 (3.36m x 2.06m)

### OUTSIDE

Off Road Parking

Double Garage

Front & Rear Gardens

**Call New Romney - 01797 363745 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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