



'Our Focus Determines Your Reality'



Rye Road
Newenden
Kent
TN18 5PL



Reception Hall * Sitting Room * Dining Room * Study
Kitchen * Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Suite * Two Further Double Bedrooms
Family Bathroom

Attractive Garden approx. 1.5 Acres * Detached Home Office/Studio
Three Garden Stores * Off Road Parking



STRIKING DETACHED FAMILY HOME

Believed to date from the early 1930's with later extensions, this striking family home occupies an elevated position in the village of Newenden and enjoys far reaching countryside views. Presented in immaculate order throughout, the property sits in approximately 1.5 acres and benefits from a detached home office/studio in the garden.

The accommodation consists of a reception hall, double aspect sitting room with fireplace and doors to the veranda, dining room also with doors to the veranda, double aspect study, double aspect kitchen, breakfast room, utility room with door to outside and cloakroom on the ground floor.

On the first floor there is a principal bedroom suite comprising a double aspect bedroom with doors to a balcony, shower room and dressing room, there are two further double bedrooms, one of which also opens onto the balcony, and a family bathroom.

Outside a drive sweeps around to the front of the house through mature trees and shrubs to a gravel area providing off-road parking. The garden to the rear is laid predominantly to lawn interspersed with various trees and bordered with mature hedging and shrubs. Within the garden there is a home office/studio and a variety of garden stores.



NEWENDEN

Newenden is reputedly the smallest village in Kent and also the first village in Kent, having travelled across the 18th-century bridge over River Rother. This traditional village lies within the High Weald Area of Outstanding Natural Beauty and offers a 14th century church, an Old Coaching Inn, the popular Lime Wharf Cafe and Boating Station and steam trains running to Bodiam Castle and Tenterden. Local shopping and amenities are available in nearby Northiam, Hawkhurst or a little further afield in Tenterden.

SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany and Benenden. Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.

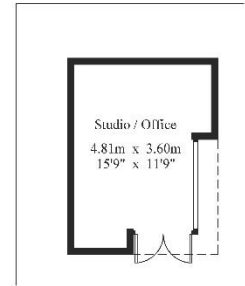
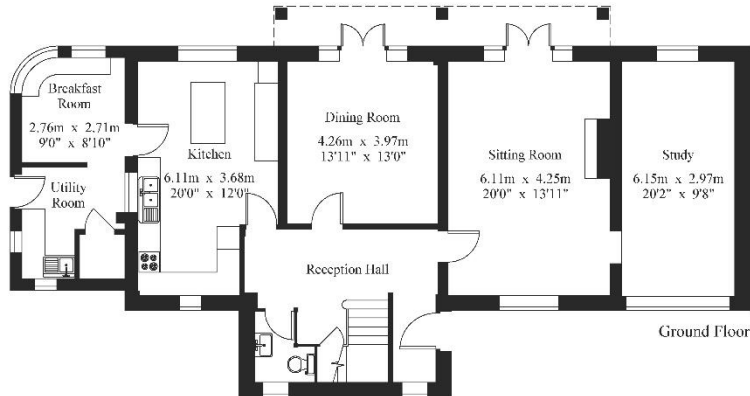
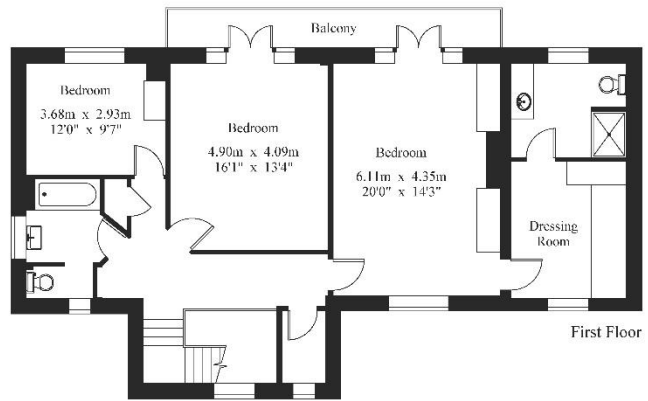


Upway

House - Gross Internal Area : 232.7 sq.m (2,504 sq.ft.)
Studio - Gross Internal Area : 15.1 sq.m (162 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. Septic tank located at the bottom of the garden.

EPC Rating: E – full details available on request

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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