

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated off an unmade no through lane, which also serves several neighbouring properties, surrounded by farmland with nearby walks across Romney Marsh known as 'big sky' country for its sunrises and sunsets as well as being a haven for wildlife. Newchurch is located in one of the oldest parts of Romney Marsh and was once the centre of the sheep and wool trade on the marsh. The village has a 12th Century church and is conveniently just 9 miles from Ashford train station which offers a high-speed service to London St. Pancras in 37 minutes. New Romney, approximately 5 miles, offers a good range of shops and amenities. The Cinque Ports Town of Hythe with its period architecture and historical connections is approximately 8 miles.

Forming a detached period cottage with later additions offering flexible well presented accommodation as follows.

Side door into an **entrance lobby** and inner door to the **main hallway** with stairs to secondary landing serving bedrooms 2 and 3. **Bathroom** comprising panelled bath with shower over, wash hand basin, w.c and bidet.

Living room with vaulted ceiling and two gable windows, wood burning stove, triple aspect with deep silled bay windows to front and rear, double doors to garden.

Open plan kitchen/dining room, the kitchen is fitted with a good range of cupboards with granite work surfaces incorporating an integrated fridge and freezer, dishwasher, electric range style cooker with 6 ring hob and double oven, extractor fan over and Butler's sink. The **dining area** has a fireplace with decorative stove and built in cupboards, slate flooring.

Inner hallway with stairs to the main first floor and bedroom 1. Built in double **utility** cupboard housing the oil fired boiler, washing machine and tumble dryer.

Family room/bedroom 4 with an open fireplace and exposed brick wall.

Study with double doors out to the side courtyard garden.

Main first floor bedroom 1 with vaulted ceiling, Velux window, additional windows to front and rear with views. Interconnecting door to bedroom 3. **En suite shower room** comprising large shower cubicle, twin wash hand basins, w.c, built in wardrobe.

Secondary first floor landing with built in cupboard.

Bedroom 2 window to front, decorative cast iron fireplace (sealed).

Bedroom 3 hatch to loft space, window to rear overlooking the garden.

Family bathroom comprising panelled bath with shower over, w.c and wash hand basin.

Outside: The property is approached off the lane via a pair of electric wooden gates leading into an area of gravelled parking. The main landscaped rear garden has a paved terrace, central seating area overlooking the garden which is bounded by a drainage dyke with willow trees and far reaching views beyond. In addition, to the side there is an enclosed courtyard garden with gate to the front.

Note: There is a public footpath down Mill Lane to the end where it continues out across the marsh.

Local Authority: Folkestone & Hythe. Council Tax Band E

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: £885,000 freehold

Millette Mill Cottage, Mill Lane, Newchurch, Kent TN29 0EB



A detached period 4 bedroom cottage situated in a rural location enjoying far reaching widespread views across the surrounding Romney Marsh.

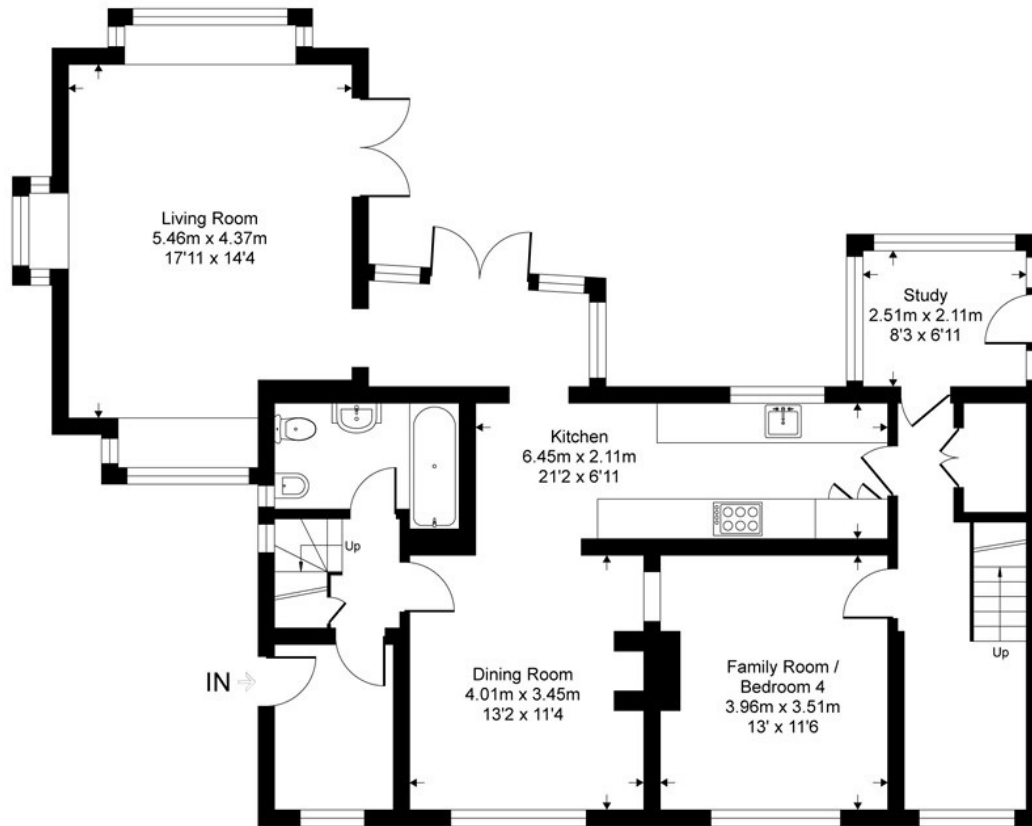
Entrance lobby • Entrance hall • Vaulted living room • Open plan kitchen/dining room • Family room/bedroom 4 • Study • Bathroom
Main first floor with bedroom 1 and en suite bathroom • Secondary landing with access to bedrooms 2 and 3 • Family bathroom
Double glazing • EPC rating E • Oil heating • Main landscaped garden • Enclosed side courtyard garden
Gated parking • Useful shed



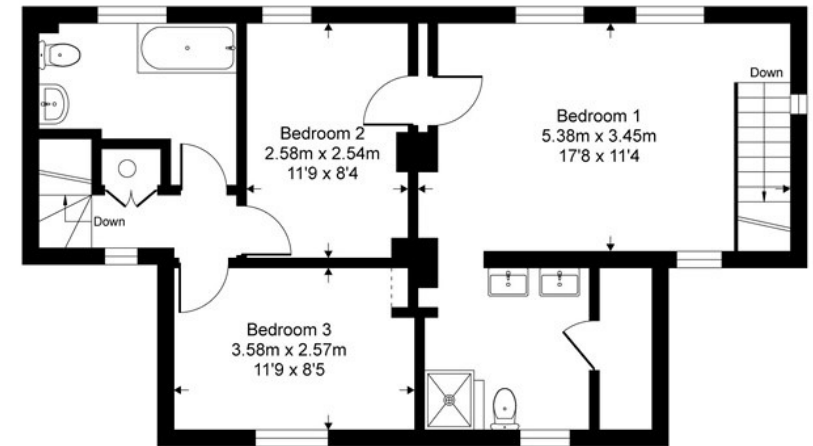
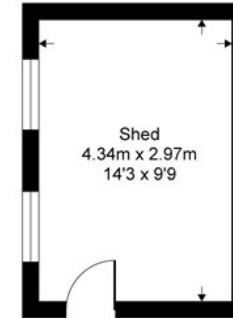
Directions: Entering Newchurch from a the northerly Ashford direction, turn left into The Street where you will see the Church on your right, continue for a further 200m where Mill Lane will be seen on your right, follow the lane and Millette Mill Cottage is the second property down on the left handside.

Millette Mill Cottage

Approximate Gross Internal Area = 173 sq m / 1866 sq ft
Approximate Outbuilding Internal Area = 13 sq m / 139 sq ft
Approximate Total Internal Area = 186 sq m / 2005 sq ft



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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