

**RUSH
WITT &
WILSON**



**Castlings, Rye Road, Newenden, Kent, TN18 5PL.
£750,000 OIEO Freehold**

A three bedroom detached 1950's colt bungalow privately situated amongst established gardens and paddock extending to 2.85 acres enjoying elevated and unrivalled panoramic rural views over the neighbouring Rother Valley. Considered as a unique opportunity for potential redevelopment (subject to approved planning permissions) located in a truly outstanding setting accessed via an extensive private driveway offering privacy and seclusion. The area offers an excellent choice of high street shopping with Tenterden, Cranbrook and Hawkhurst only a short distance away, private and state education options in abundance and located just 10 miles from Etchingham mainline station offering a regular service to London Charing Cross.



Front

Accessed from road via private tarmac drive, mature hedgerow to front, garden to front is laid to lawn with a variety of specimen trees and mature conifers, planted borders enclosed by panelled fencing to one side, compost area, driveway leading to turning area and open garage over hard standing, further detached garage, greenhouse, continuation of drive to side elevations, wrought iron gate to paddock.

Entrance hall

7'9 x 7'7

Accessed via hardwood front door, obscure sidelights, carpeted flooring, internal window to conservatory, internal door to cloakroom, ceiling light, power point.

Cloakroom

7'7 x 3'7 (2.31m x 1.09m)

Internal door,carpeted flooring, widow to side, WC, ceiling light, vanity unit.

Living / dining

23'5 x 19'7 narrowing to 11'7 (7.14m x 5.97m narrowing to 3.53m)

Open plan room to dining are, windows to side elevations, full height windows with french doors to rear gardens, ceiling lights, power points, exposed brick chimney with wood burning stove.

Kitchen

11'7 x 7'7 (3.53m x 2.31m)

Window to front, carpeted flooring, kitchen hosting a selection of fitted units with appliances below, stainless bowl and mixer tap, larder cupboard with light, space for freestanding oven, internal door to living room, further sliding door to inner hall.

Conservatory

Tile effect vinyl flooring, ceiling light, power power, internal window and door to kitchen, double doors to rear.

Bedroom 1

13'7 x 11'7 (4.14m x 3.53m)

Internal door, carpeted flooring, large bay window to rear aspect, radiator below, two built in wardrobes with shelving.

Bedroom 2

11'7 x 7'7 (3.53m x 2.31m)

Internal door, window to rear aspect, ceiling light, power point, built in cupboard with shelving.

Bedroom 3

11'7 x 9'7 (3.53m x 2.92m)

Internal door, carpeted flooring, window to side, ceiling light, power point, built in cupboard with hanging rail.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

Internal door, carpeted flooring, obscure window to front, WC, pedestal basin, bath suite, ceiling light, airing cupboard.

Gardens

Stunning rear gardens with open rural views over the paddock to the Rother Valley enclosed by post and rail fencing, stile and five bar gate to paddock, tiered garden laid to lawn with various private seating areas, selection of shrubs and mature trees, paved terrace and raised planted borders from the rear elevations.

Paddock

Open pasture accessed via wood en five bar gate from rear garden.

Open garage

21'8 x 21'7 (6.60m x 6.58m)

Open bay garage with power supply and lighting, log store to rear.

Detached Garage

24' x 12' (7.32m x 3.66m)

Accessed from drive via double hardwood doors, internal tap, window to rear aspect, power points, external doors to sides.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Services

Electric night storage heating.

Private drainage.

Local Authority - Ashford Borough Council.







TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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