

**RUSH
WITT &
WILSON**



Beckets , Fairfield, Romney Marsh, Kent TN29 9RZ
Guide Price £1,200,000

Rush Witt & Wilson are pleased to offer this most elegant (unlisted) Victorian country home occupying a truly idyllic lane setting with-in the highly desirable hamlet of Fairfield, being surrounded by and enjoying far reaching views over neighbouring the Walland Marsh (Romney Marsh).

All the main rooms offer elegant Victorian proportions with high ceilings, original fireplaces and beautiful tall sash windows. The accommodations is arranged over two floors and comprising of an entrance hallway, drawing room, living room, dining room, snug/study, utility/cloakroom and kitchen with adjoining conservatory on the ground floor. To the first floor are five bedrooms, the main with an en-suite shower room and family bathroom, all rooms take advantage of the beautiful setting surrounding the property and enjoy impressive rural views. Outside the property benefits from extensive off road parking, an attached double garage and established formal gardens leading through to a small paddock, in all measuring approximately 1 acre (tbv). There is an opportunity to enhance the property by undertaking improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained.

Beckets occupies a secluded rural setting, most notable for the isolated church of St Thomas a Becket being surround by miles of open countryside yet offering a highly convenient location being just a short drive (3 miles) from the villages of Brookland and Appledore, the latter benefiting from a branch line rail service to Ashford where from the High Speed link offers services to London St Pancras in just 37 minutes, for further local amenities the property also is situated equidistant from both Rye and Tenterden (8 miles)

Having been owned by our client for some 31 years, we would advise early inspection to fully appreciate the merits of this unique and special home and its simply stunning rural setting. To arrange a viewing please call our Tenterden branch.



Entrance Hallway

With entrance door to the front elevation, staircase rising to the first floor, radiator and connecting doors through to:

Dining Room

13'10 x 13'0 (4.22m x 3.96m)
Being double aspect with tall sash windows to the side and front elevations, the latter enjoying impressive views over adjoining farmland, attractive feature fireplace with wooden surround/mantel and decorative tiled hearth, two radiator.

Drawing Room

13'10 x 13'0 (4.22m x 3.96m)
Being double aspect with tall sash windows to the side enjoying views down the garden and front elevation enjoying impressive views over adjoining farmland, attractive feature fireplace with wooden surround/mantel and decorative tiled hearth, two radiator and connecting door through to:

Study/Snug

13'0 x 12'0 (3.96m x 3.66m)
Being double aspect with tall sash windows to the front and side elevations, attractive feature fireplace with inset decorative multi-fuel burning stove, parquet flooring, range of fitted shelving and radiator.

Inner Hallway

With original exposed brick flooring, radiator and connecting doors to:

Side Lobby

8'6 x 5'0 (2.59m x 1.52m)
With doors to both side elevations, one of which allows access through to an enclosed courtyard where the oil tanks are located, original exposed brick flooring, wall mounted cupboard housing the consumer unit, door through to the inner hallway and connecting personal door through to the double garage.

Living Room

14'11 x 12'11 (4.55m x 3.94m)
Being double aspect with tall sash windows to the side and rear elevations, attractive feature fireplace with quarry tiled hearth and inset log burning stove, wall mounted fitted storage cupboard and radiator

Utility/Cloakroom

7'5 x 6'7 (2.26m x 2.01m)
With tall part obscured glazed sash window to the rear elevation, low level W.C, butler sink, space and pluming for washing machine, space and point for further free standing appliance, exposed brick flooring and radiator.

Kitchen

15'1 x 10'5 (4.60m x 3.18m)
Fitted with a range of bespoke wooden shaker style cupboard base units with matching wall mounted cupboards and fitted dresser, complementing woodblock work surface with tiled splash-back and inset double butler sink unit, rangemaster range cooker, space and point for free standing fridge/freezer, large walk-in shelved larder cupboard, tall sash window to the rear elevation, floor standing oil fired boiler, radiator and door through to:

Conservatory

16'10 x 14'7 (5.13m x 4.45m)
Being fully double glazed with a range of windows, double doors to the side elevation allowing access through to the garden, quarry tiled flooring, radiator and central ceiling fan.

First Floor

Landing

With stairs rising from the entrance hallway, airing cupboard housing insulated hot water tank and doors to:

Bedroom 1

13'10 x 13'0 (4.22m x 3.96m)
Being double aspect with tall sash windows to the side and front elevations, the latter enjoying a stunning view of the St Thomas Becket Church and surrounding open farmland, fitted wardrobe, two radiator and connecting door through to:

En-Suite Shower Room

7'5 x 6'3 (2.26m x 1.91m)
Fitted with a white suite comprising low level W,C, pedestal wash-hand basin, fully tiled corner shower cubicle with glass door, radiator, part tiled walls amd tall sash window to the front elevation enjoying rural views across to the St Thomas Becket Church.

Bedroom 2

14'11 x 12'11 (4.55m x 3.94m)
Being double aspect with tall sash windows to the side and rear elevations, both enjoying stunning rural views over surrounding open farmland, attractive feature fireplace, fitted wardrobe and two radiators.

Bedroom 3

13'10 x 12'11 (4.22m x 3.94m)
Being double aspect with tall sash windows to the front and side elevations, both enjoying stunning rural views over surrounding open farmland, attractive feature fireplace, fitted wardrobe and two radiators.

Bedroom 4

12'11 x 12'0 (3.94m x 3.66m)
Being double aspect with tall sash windows to the front and side

elevations, the latter enjoy pleasant views across the gardens, fitted wardrobe and radiator.

Bedroom 5

11'6 x 10'1 (3.51m x 3.07m)
Having been most recently utilised as a home office with tall sash window rear elevations, range of fitted shelving and radiator.

Bathroom

Fitted with a white suite comprising low level W,C, pedestal wash-hand basin, panelled bath with mixer tap, hand held shower attachment and fitted screen, radiator, part tiled walls, access to loft space, fitted shelved airing cupboard and tall sash window to the rear elevation.

Outside

Gardens

A five bar gate opens to a gravelled driveway which provides off road parking and access to the attached double garage as well as continuing down one side to circular turning area at the front of the property being bordered with a selection of beds planted with a mixture of mature shrubs, roses and seasonal flowers.

The established formal gardens benefit from a south westerly aspect and are predominately laid to lawn being interspersed with a selection of mature fruit trees and well stocked beds planted with a range of mature shrubs, roses and seasonal flowers. A paved patio area accessed off the conservatory offers a delightful and private space for outside dining and entertaining and enjoying a pleasant vista across the garden. To the end of the garden is a fully fenced paddock which benefits from a independent gated access from the lane.

Attached Double Garage

17'8 x 17'3 (5.38m x 5.26m)
With double up and over door to the front elevation, personal door to the rear elevation allowing access through to an enclosed courtyard and garden beyond, connecting door to the side lobby/house, light and power connected.

Agent Note

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: G

Please note the property is on private drainage.



GROUND FLOOR



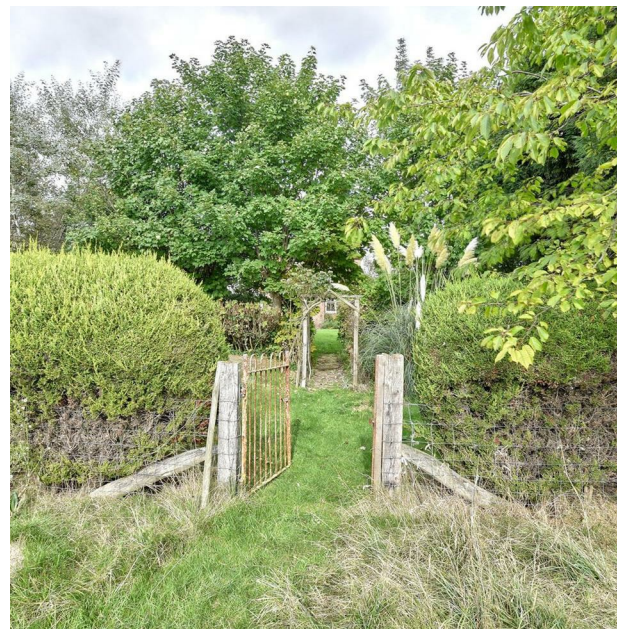
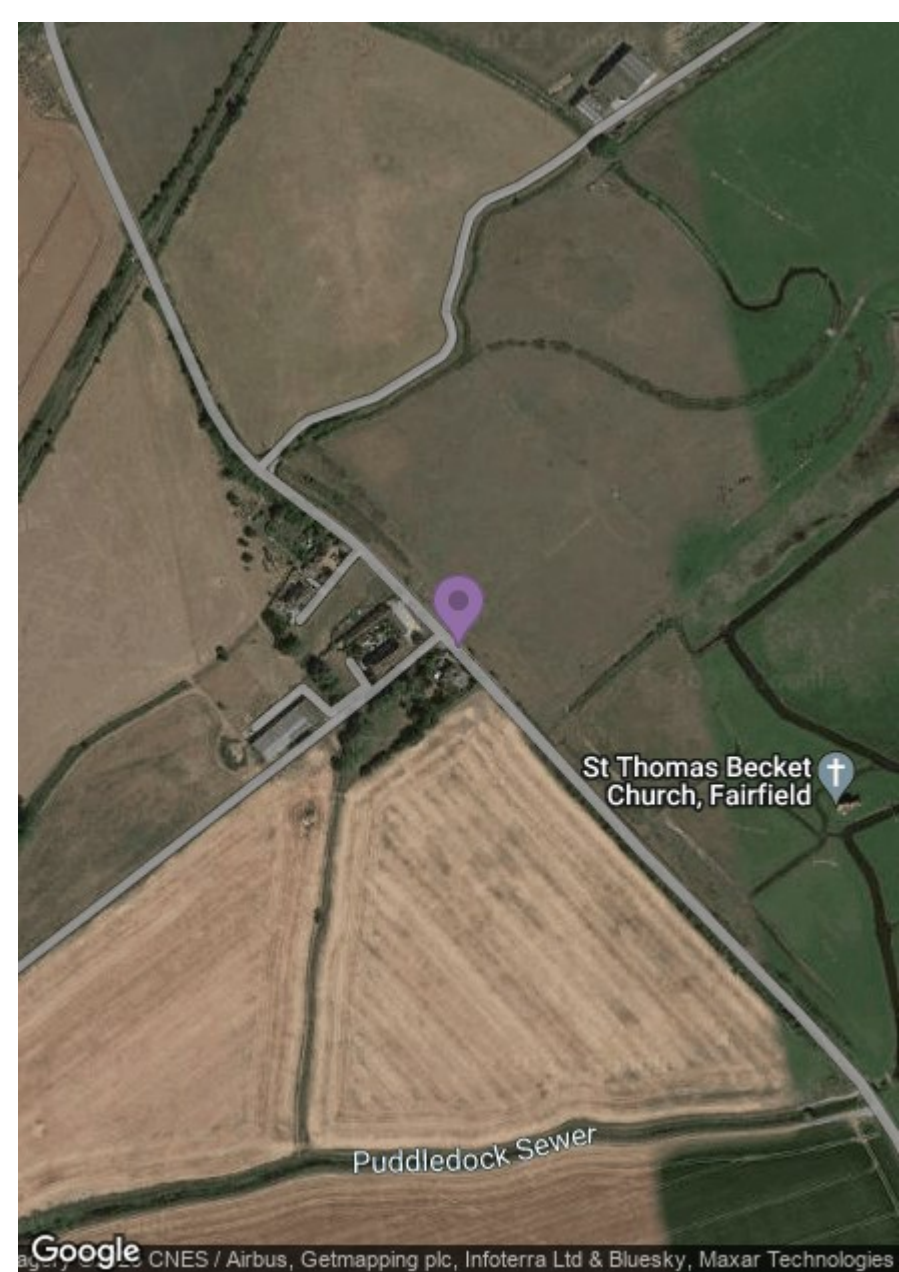
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		25
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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