

**RUSH
WITT &
WILSON**



**Burnbrae, Lossenham Lane, Newenden, Kent, TN18 5QD.
£1,000,000 Offers in excess**

CHAIN FREE - A stunning four bedroom detached and newly constructed contemporary residence occupying a highly sought after country lane position of Newenden Village enjoying breath-taking rural views over the Rother Valley and river system. Completed in 2021 this unique country home offers stylish and predominantly open-plan living accommodation comprising a generous entrance hall serving three large ground floor bedrooms including a master complimented by an suite shower room and main family bathroom suite. An Oak staircase leads to a beautiful 21' fitted shaker style kitchen / breakfast / sitting room with bi-folding doors to the rear terrace, vaulted ceiling with remote operated windows and useful adjoining utility room. A further Oak staircase provides access to a first floor living room with vaulted ceiling and two dormer French casement windows enjoying delightful rural views across the neighbouring valley. Additionally the first floor provides a further fourth double guest bedroom with end-suite bathroom. The property benefits from an air-source heat pump heating system supporting a zoned underfloor heating throughout. Outside enjoys a full width Indian Sandstone paved terrace providing an ideal alfresco dining or entertaining space extending to an open area of lawn with shed and spacious garden office / studio (currently under construction). To the front offers off road parking over a block paved driveway. This well regarded Village setting provides immediate access to riverbank walks to Bodiam Castle, popular Scandinavian boat house restaurant / café and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away.



Front

Property approached from lane over block paved driveway and area of lawn enclosed by a combination of low level picket fencing to front and mature hedgerow, brick retaining wall and decorative aggregate chippings, high level fencing to each side elevations incorporating gates with access to rear, external lighting and block pave ramp to entrance front door.

Entrance hallway

19'5 x 6' (5.92m x 1.83m)

Composite front door with obscure viewing pane and matching sidelight, ceramic tile flooring with underfloor heating, Oak staircase to one end with storage space below, LED ceiling down lights.

Bedroom 1

17' x 14'4 (5.18m x 4.37m)

Internal Oak door, carpeted flooring, UPVC bay window to front with pleasant rural aspect, LED ceiling down lights with dimmer controls, underfloor heating with zoned thermostat, variety of power points, TV point, internal Oak door to en-suite shower room.

En-suite shower room

7'2 x 6'2 (2.18m x 1.88m)

Internal Oak door, ceramic tile flooring, obscure UPVC window to side aspect, large walk-in shower enclosure with floor to ceiling floor tiling, spa shower with multiple shower jets and large rainfall head, LED ceiling down lights and extractor fan, push flush WC, wall hung vanity unit with LED light mirrored cabinet over, underfloor heating.

Bedroom 2

14'4 x 11' (4.37m x 3.35m)

Internal Oak door, carpeted flooring, LED ceiling down lights with dimmer controls, underfloor heating with zoned thermostat, UPVC window to front enjoying pleasant rural aspect, variety of power points.

Bedroom 3

14'4 x 10' (4.37m x 3.05m)

Internal Oak door, carpeted flooring, UPVC window to side aspect, LED ceiling downlights with dimmer controls, underfloor heating with zoned thermostat, variety of power points.

Bathroom

9'9 x 7'7 (2.97m x 2.31m)

Internal Oak door, ceramic floor tiling, LED ceiling downlights, corner spa bath suite with seat, concealed push flush WC, vanity unit with pull out drawers below, LED light mirrored cabinet over, underfloor heating, extractor.

Stairs

Oak staircase leads to a split level tile landing providing open access to the kitchen / breakfast / sitting room, valuated ceiling with a combination of LED downlights and pendant lighting, remote operated Velux window over and further Oak staircase to first floor bedroom and sitting room.

Kitchen / breakfast / sitting room

21' x 14'5 (6.40m x 4.39m)

Open plan room with tiled underfloor heating throughout, vaulted ceiling with remote operated Velux windows to each side aspect, combination of LED and pendant lighting, UPVC window and set bi-folding doors opening to the rear terrace, internal door to utility room, space for dining table, selection of power points and TV point. Kitchen end hosts a variety of fitted base and wall units with matching shaker style doors with scrolled pewter furniture below Oak block worksurfaces and matching upstands, undermounted twin Butler sink with tap, fitted SMEG range oven with five-ring induction hob, matching extractor canopy with light over, integrated 70/30 fridge freezer with twin full height pull out larder cupboards, integrated AEG dishwasher, selection of above counter level power points.

Utility room

11'7 x 6' (3.53m x 1.83m)

Internal Oak flooring, continuation of under floor tiled heating from kitchen, part glazed external door to side elevations, UPVC window to rear, LED downlights, cupboard via Oak door housing the consumer unit, pressurised system and underfloor heating manifolds, selection of fitted base and wall units with matching shaker style doors beneath Oak block worksurfaces, inset stainless bowl with drainer and tap, tower unit, integrated below counter level freezer and washer / dryer, power points.

Stairs

21'1 x 18'4 (6.43m x 5.59m)

Oak staircase from landing leading to main first floor reception room.

Living room

Vaulted ceiling with LED ceiling down lights and pendant light with dimmer controls, oak flooring, two dormer French casement windows to the front aspect enjoying an elevated rural aspect across the River Rother and Valley, Velux windows to side and rear, eaves storage via panel, under flooring heating zoned thermostat, variety of power points, TV points, internal door to bedroom 4.

Bedroom 4

18'2 x 14'3 (5.54m x 4.34m)

Internal Oak door, vaulted ceiling, Oak flooring, dormer window with French casement to front enjoying rural aspect, underfloor heating, LED ceiling downlights and pendant light, Velux window to side, internal Oak door to en-suite shower room, selection of power points, internet and TV point.

En-suite bathroom

7'8 x 5'5 (2.34m x 1.65m)

Internal Oak door, ceramic tile flooring, panelled bath suite, floor to ceiling wall tiling, vanity unit, corner concealed WC, Velux window to rear, LED down lights and extractor fan.

Rear garden

Full width Indian sandstone paved terrace from rear elevations providing a private alfresco dining or entertaining space, low level brick wall and paved steps leading onto an open area of lawn enclosed by mature hedgerow and panelled fencing, path leading through lawn to detached studio / home office to one end enjoying an elevated position with far reaching views to the Rother Valley, specimen Magnolia tree, shed over hardstanding, flagstone path and steps to each side elevations enclosed by close board fencing, further fence with gate to front, storage area, external door to utility room, external tap and lighting

Services

Mains drainage.

Air source heat pump heating system. Underfloor heating throughout.

Local Authority - Ashford Borough Council - Band G.

Agents note

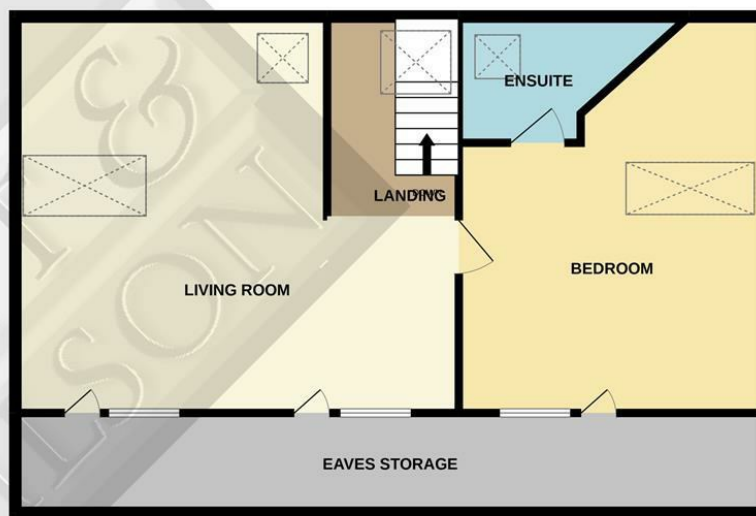
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.

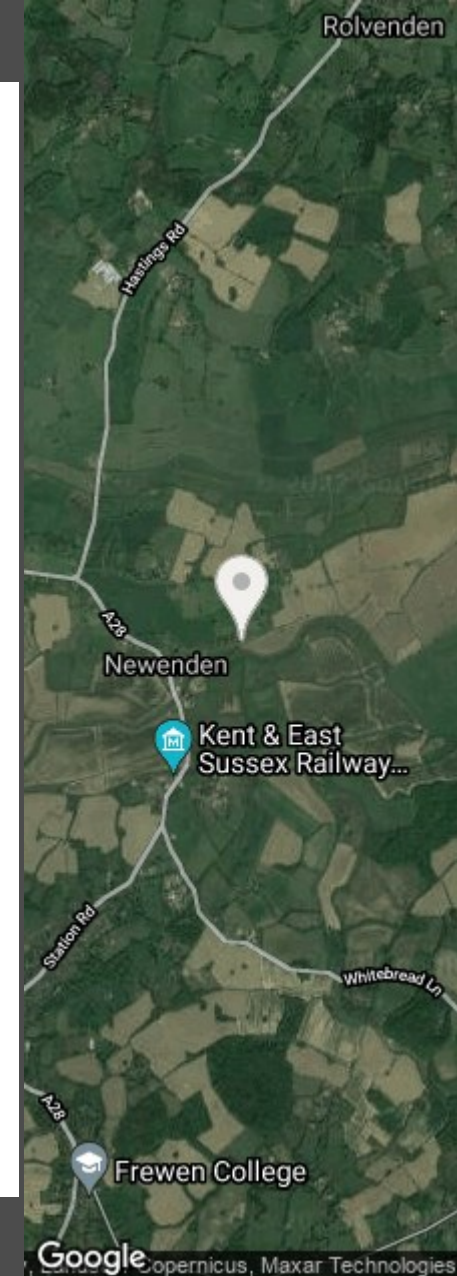


1ST FLOOR
814 sq.ft. (75.7 sq.m.) approx.

TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

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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