

**RUSH
WITT &
WILSON**



**Rother Lea, Lossenham Lane, Newenden, Kent, TN18 5QD.
£1,100,000 Guide Price.**

A substantial four bedroom detached contemporary style family residence occupying a highly desirable and peaceful no through lane location enjoying far reaching rural views across the picturesque Rother Valley and it's riverbanks. Situated within the Village of Newenden located on the Sussex / Kent border this impressive home offers incredibly versatile and contemporary living accommodation arranged over three floors finished to the highest standards. Greeted by a 20' reception hall the property provides two spacious ground floor bedrooms with sharing bathroom suite, utility and cloakroom, stairs then lead to a stunning double aspect first floor dining hall with 18ft vaulted ceiling and original York stone wall, access to a generous main living room with open fireplace and bi-folding doors to balcony terrace enjoying elevated rural aspect to the riverbanks and beyond, a modern galley style kitchen opens to a breakfast area, two further first floor bedrooms each with contemporary en-suite shower rooms and a 34ft second floor office providing an excellent work from home space or studio. Externally the property enjoys a mature tiered rear garden with large paved terrace and bridge walk-way, laid to lawn with a host of established borders and kitchen garden with greenhouse enjoying outstanding rural views from the far end. To the front the property is approached via a private five bar gated entrance with ample off road parking, double garage with adjoining store room. This charming Village setting provides immediate access to riverbank walks to Bodiam Castle, popular Scandinavian boat house restaurant / Cafe and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away.



Front

Private resin bound driveway accessed from lane via wooden five-bar gate enclosed by mature hedgerow, low level retaining wall with area of lawn to side elevations housing a trellis covered Propane tank, shed via timber door, further storage area for bins via gate, steps from driveway to side elevations with access to rear garden, external steps to Kitchen external door, planted shrub beds with close board fence incorporating gate to side, planted lavender borders, covered porch to providing access to integrated double garage and main front door with full height glazed sidelight windows to storm porch.

Entrance porch

11'9 x 4'4 (3.58m x 1.32m)

Hardwood glazed front door with full height glazed sidelight windows, York stone flooring and exposed brickwork, hardwood door with side light windows to reception hall, light.

Reception hallway

21'2 x 10'9 (6.45m x 3.28m)

Wood effect laminate flooring, ceiling down lights, exposed York stone archway to bedrooms and bathroom, under stair storage cupboard, selection of power points, further storage cupboard via double doors complete with hanging rail and shelving over, turned carpeted staircase to first floor level, radiator, power point, internal doors to cloakroom, utility and garage severally.

Cloakroom

5'4 x 4'3 (1.63m x 1.30m)

Internal door, tile effect LVT flooring, obscure window to rear, ceiling down lights and extractor fan, chrome ladder heated towel rail, back to wall WC, wall mounted ceramic wash basin with tile splashback, extractor fan.

Utility room

12' x 7'4 (3.66m x 2.24m)

Internal door, wood effect laminate flooring, two letterbox windows to rear

aspect, radiator, ceiling down lights, fitted base units with white high gloss doors beneath stone effect laminated work surfaces with matching up stands, tile splash backs, below counter level spaces for appliances, inset single stainless bowl with drainer and tap, selection of above counter level power points.

Bedroom 1

17' x 13'9 (5.18m x 4.19m)

Internal door, carpeted flooring, window to front aspect, radiator, ceiling lights, selection of power points.

Bathroom

7'8 x 5'8 (2.34m x 1.73m)

Internal door, tile LVT flooring, wall mounted was basin with tile splash back, ceiling down lights, obscure glazed window to side aspect, extractor fan, back to wall WC, chrome ladder heated towel rail, white bath suite with ceramic wall tiling with contemporary shower mixer, shaver point.

Bedroom 2

13'9 x 10'4 (4.19m x 3.15m)

Internal door, carpeted flooring, window to side aspect, radiator, ceiling light, power points.

Stairs

Turned carpeted staircase with exposed York stone walls leading to the first floor central dining hall.

Dining hall

26'4 x 10'8 (8.03m x 3.25m)

Wood effect laminate flooring, vaulted 18ft ceiling with painted timber cladding and pendant light, turned staircase with glass balustrade to second floor Office / Studio room, space for dining table, exposed York stone feature wall and archway to main living room, UPVC sliding doors to the front first floor balcony terrace with outstanding rural outlook to the front elevations, radiators, further sliding doors to the rear gardens via bridge walk way, access to kitchen, York stone archway to first floor bedrooms, power points.

Living room

17'3 x 17'1 (5.26m x 5.21m)

Open access from dining hall, carpeted flooring, ceiling down lights with dimmer control, York stone open fireplace with sandstone hearth, two double radiators, full length bi-folding doors to the balcony terrace with glass balustrade with outstanding elevated rural outlook to the front elevations, selection of power points, Tv and phone point.,

Kitchen / breakfast room

25'2 x 12' narrowing to 7'4 (7.67m x 3.66m narrowing to 2.24m)

Internal door, wood effect laminate flooring, ceiling down lights, two windows to rear elevations, galley kitchen opening to breakfast area to one end with external door to side and further window to front, access panel to loft, space for breakfast table and American style fridge / freezer, kitchen hosts a selection of fitted base and wall units with white high gloss doors beneath stone effect laminated work surfaces and matching up stands, breakfast bar with space for stools below, selection of above counter level power points, selection of soft closing cutlery and pan drawers, inset one and half stainless bowl with drainer and tap, integrated dishwasher, fitted SMEG range style oven with five ring gas hob, dual electric ovens and grill, extractor canopy and light over.

Bedroom 3

13'9 x 11'3 (4.19m x 3.43m)

Internal door, carpeted flooring, window to front aspect with radiator below enjoying open rural views, ceiling light, selection of power points, internal door to en-suite shower room.

En-suite shower room

10'4 x 5'4 (3.15m x 1.63m)

Internal door, tile effect LVT flooring, obscure window to side, ceiling down lights and extractor fan, wall hung WC, wall mounted wash basin with contemporary tap and tile splash back,

shaver point, chrome ladder heated towel rail, large walk-in shower enclosure with glass screen, ceramic wall tiling and contemporary mixer.

Bedroom 4

13'9 x 10'1 (4.19m x 3.07m)

Internal door, carpeted flooring, window to rear aspect with radiator below, ceiling light, selection of power points, internal door to en-suite shower room

En-suite shower room

10'4 x 5'5 (3.15m x 1.65m)

Internal door, tile effect LVT flooring, obscure window to side, ceiling down lights and extractor fan, wall hung WC, wall mounted wash basin with contemporary tap and tile splash back, shaver point, chrome ladder heated towel rail, large walk-in shower enclosure with glass screen, ceramic wall tiling and contemporary mixer, extractor fan.

Stairs

Turned carpeted staircase with glass balustrade from dining hall leading to a galleried landing and internal door to second floor office / studio room.

Attic Office room / Studio

34'1 x 7'8 (10.39m x 2.34m)

Internal door, carpeted flooring, five Velux windows to side aspect enjoying elevated rural views, two radiators, eaves storage cupboards, selection of power points, light, access panel to loft over.

Double garage

18'4 x 17' (5.59m x 5.18m)

Electrically operated sectional door to front, ceiling strip lights, UPVC window to side, selection of power points, open access to storage / boiler room.

Storage / boiler room

12' x 7'8 (3.66m x 2.34m)

Open access from garage, painted screed flooring, obscure part-glazed UPVC door to front, sidelight window, ceiling strip light, selection of power points, pressurised hot water cylinder, wall mounted Alpha LPG gas boiler.

Gardens

Private tiered rear garden with full width paved terrace and retaining wall with path leading to each side aspect with access to front, further composite decked bridge leading from first floor dining hall via UPVC sliding doors, large area of lawn hosting a variety of established shrubs and conifers enclosed by specimen hedgerow, far end of garden enjoys elevated panoramic rural views to the property and Rother Valley back drop, kitchen garden area with greenhouse and vegetable beds enclosed by stock proof fencing, further paved seating area enjoying rural outlook.

Services

Gas heating - LPG.

Mains drainage.

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.







TOTAL FLOOR AREA : 2758 sq.ft. (256.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
45	55		

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