

**RUSH
WITT &
WILSON**



**Eveden, Lossenham Lane, Newenden, Kent, TN18 5QD.
£900,000 OIEO Freehold**

A substantial 3000 sft four bedroom detached contemporary style family residence set within 0.72 acre 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, kitchenette / 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 sliding windows to balcony terrace enjoying elevated rural aspect to the riverbanks and beyond, a stylish galley style shaker 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 an extensive and mature tiered rear garden hosting a variety of established trees with large paved terrace and bridge walk-way, laid to lawn with a host of established borders and fruit orchard with large shed and 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

Property accessed via five bar gated entrance, extensive tarmac drive to front enclosed mature hedgerow to lane, driveway leads to covered entrance and integral garage, enclosed oil tank and floor mounted oil-fired external boiler, steps extending to side elevations leading to rear, external timber staircase to kitchen, further part glazed external door to utility room and garage, external lighting and tap, further open access to eastern elevations leading to rear and a variety of planted fruit trees.

Entrance porch

10'9 x 4'1 (3.28m x 1.24m)

Glazed timber doors and windows to front, York stone flooring, light, further timber doors and windows to reception hall.

Reception hall

21'2 x 11'1 (6.45m x 3.38m)

Oak flooring, ceiling downlights, turned carpeted staircase to first floor accommodation, open access to lobby serving bedroom 3, 4 and bathroom suite, passageway to kitchenette, WC and internal door to garage, feature York stone walls, radiator, storage cupboard via double doors, further under stair storage cupboard.

Bedroom 3

16'9 x 13'8 (5.11m x 4.17m)

Internal door, carpeted flooring, window to front aspect with radiator below, ceiling light, power points.

Bathroom

8'4 x 5'8 (2.54m x 1.73m)

Internal door, grey wood effect LVT flooring, obscure window to side aspect, pedestal wash basin, push flush WC, bath suite with rinser attachment, radiator, ceiling downlights.

Bedroom 4

13'8 x 10'4 (4.17m x 3.15m)

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

WC

5'4 x 4'2 (1.63m x 1.27m)

Internal door, ceramic tile flooring, push flush WC, radiator, wall hung vanity unit, high level window to rear, ceiling light.

Kitchenette / Utility room

12'3 x 7'4 (3.73m x 2.24m)

Ceramic tile flooring, two high level windows to rear aspect, ceiling light, fitted base units with shaker style doors beneath stone effect laminated counter tops, inset stainless bowl, metro tile splashbacks, under counter space for washing machine, fridge and dishwasher, inset four ring Hotpoint hob, fitted Hotpoint oven with grill, radiator, power points.

Stairs

Carpeted staircase with timber hand rail leading, feature York stone wall, open access to central dining hall.

Dining hall

26'1 x 13' narrowing to 10'9 (7.95m x 3.96m narrowing to 3.28m)

Oak flooring, double height vaulted ceiling, feature York stone wall with open access to living room, further turned staircase to second floor Studio / Office with galleried landing, sliding doors to front terrace, further sliding doors to the rear gardens via bridge walkway, internal door to kitchen, lobby serving bedrooms 1 and 2 with airing cupboard, radiator, space for dining table and chairs enjoying a rural aspect to front, power points and lighting.

Roof terrace

Sliding doors from dining hall, glass balustrade with panoramic views across the Rother Valley and it's river banks providing a alfresco dining or entertaining area.

Living room

18' x 17'2 (5.49m x 5.23m)

Open access from dining hall, oak flooring sliding and fixed windows to front terrace enjoying far reaching views to the Rother valley, stone fireplace with inset cast-iron wood burning stove over a flagstone hearth, two radiators, pendant and wall lighting, power and TV points.

Kitchen / breakfast room

24'7 x 11'9 narrowing to 7'3 (7.49m x 3.58m narrowing to 2.21m)

Internal oak door, oak effect laminate flooring, two UPVC windows to rear aspect, part-glazed external stable door to side, space for breakfast table and chairs to one end with further window to front with radiator below enjoying rural views, access panel to

loft, ceiling downlights, space for fridge / freezer, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated countertops, inset five ring rangemaster induction hob with Hotpoint extractor canopy over, decorative glass splashback, under counter space for dishwasher, inset one and half basin and tap, power points, integrated eye BOSCH oven and microwave over.

Bedroom 1

13'9 x 11'2 (4.19m x 3.40m)

Internal oak door, oak flooring, window to front aspect with radiator below enjoying rural vista, light and power points, internal door to en-suite shower room.

En-suite shower room

10'5 x 5'4 (3.18m x 1.63m)

Internal oak door, slate tile effect vinyl flooring, obscure window to side aspect, combination vanity unit with push flush WC and basin, chrome heated towel radiator, walk-in double shower enclosure with screen and marble effect shower panelling, contemporary mixer, wall light, shaver point.

Bedroom 2

14' x 10'2 (4.27m x 3.10m)

Internal oak door, oak flooring, window to rear aspect with radiator below, internal oak door to en-suite, light, power points, built in wardrobes.

En-suite bathroom

7'9 x 5'8 (2.36m x 1.73m)

Quartz effect vinyl flooring, obscure window to side, heated towel radiator, push flush WC, vanity unit with drawers below, ceiling downlights, shower bath suite with shower screen and mixer.

Stairs to second floor accommodation

Turned timber staircase with galleried landing to dining space below, internal door to studio / office.

Studio / Office

34'1 x 7'9 (10.39m x 2.36m)

Internal door, carpeted flooring, five Velux style windows to side aspect, ceiling lights, access panel to eaves and loft over, power points.

Garage

17'3 x 16' (5.26m x 4.88m)

Electrically operated door to front, power points,

lighting, open access to workshop / utility room, consumer unit.

Workshop / utility room

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

Open access from garage internally, part-glazed external door to front with sidelight window, ceiling light, power points, lighting.

Gardens

Extensive and established rear garden led from a private paved seating area to the rear elevations, timber steps with walkway and sliding doors to first floor accommodation, sleeper edged planted borders, small garden shed with log store, gardens hosts a variety of established Pine and Oak trees, external lighting, paved steps from terrace leading to a sloped lawn, further garden with orchard, greenhouse and garden shed providing an elevated position with views to the Rother Valley.

Services

Oil-fired central heating system.

Mains drainage.

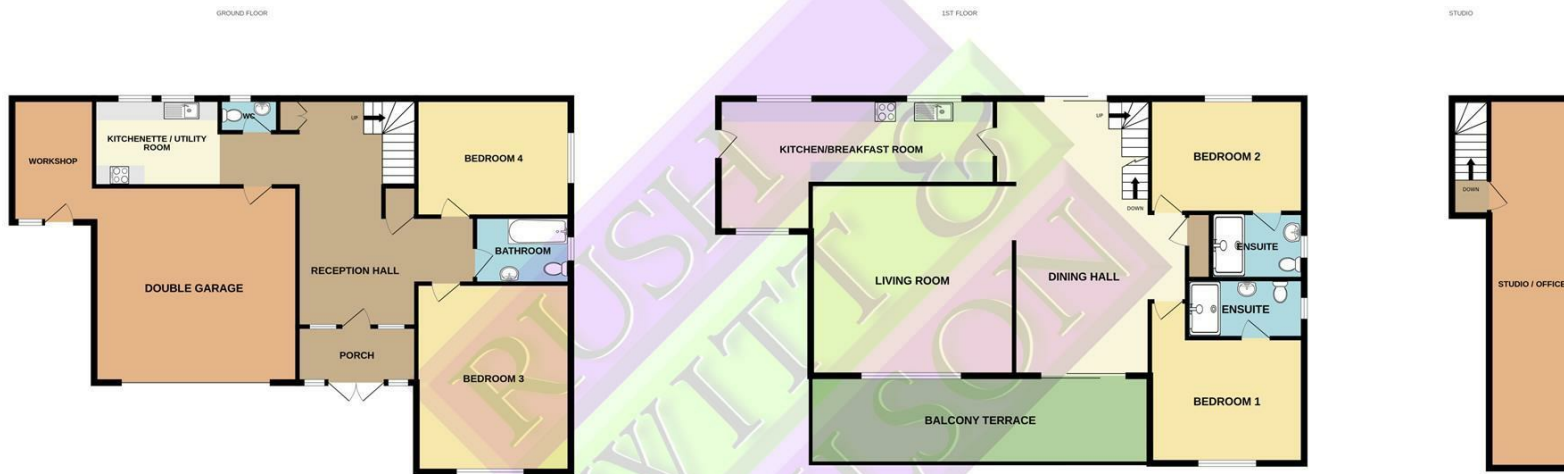
Local Authority - Ashford Borough Council. Band G.

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.







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 | | | |
|---|---------|--|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-100) A | | | (1-10) A | | |
| (81-91) B | | | (11-20) B | | |
| (69-80) C | | | (21-30) C | | |
| (55-68) D | | | (31-40) D | | |
| (39-54) E | | | (41-50) E | | |
| (21-38) F | | | (51-60) F | | |
| (1-20) G | | | (61-70) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

Energy Efficiency Rating: 50 (Current), 66 (Potential)

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