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Country Houses



Finch House Newchurch Romney Marsh

DISTINCTIVE COUNTRY PROPERTY







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Finch House

Gammons Farm Lane, Newchurch,
Romney Marsh, Kent TN29 0ED

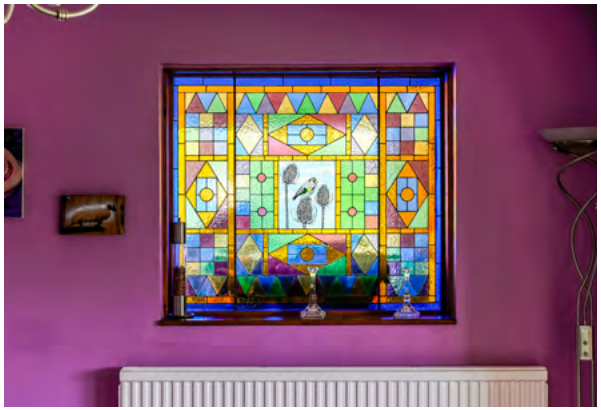
A chance to acquire a family house surrounded by countryside in a tranquil rural location on the famous Romney Marsh yet just a mile from the village and along a marked cycle route.

In all about 2 acres.

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Accommodation

- Entrance hall
- Cloakroom
- Study
- Dining room
- Sitting room *(Inglenook fireplace/wood stove)*
- Sunroom
- Kitchen breakfast room
- Utility room
- 4 bedrooms *(1 en-suite)*
- Family bath/shower room
- Oil fired central heating

Gardens and Land

- Double garage
- Cabin/Gym
- Wildflowers
- Field gate

Communication

- Hythe – 9.8 miles
- New Romney – 4.7 miles
- Rye – 15 miles
- Tenterden – 14.6 miles
- Ashford (High Speed) – 10.2 miles















Situation

Finch House is surrounded by countryside typical of the famous Romney Marsh known for being a wildlife haven, big skies and one of the most peaceful areas of countryside in this part of Kent.

It is along a marked cycle route and there are nearby footpaths along with access to the village in just under 1 mile. Coastal bathing beaches are easily accessible within 3 miles including water sports activities.

The Romney Marsh is famous for its many historical churches, village inns, waterways and ornithology.

Situated to the west of the Cinque Port town of Hythe and south of the thriving market town of Ashford which provides high speed trains to London St. Pancras and access to the M20 motorway.

The championship course at Littlestone Golf Club is within just a few miles.

Finch House

Originally two period cottages with later additions and now combined to form a generous size country house with family accommodation. Many of the rooms are dual aspect and enjoy views over the rural landscape there are 4 bedrooms (1 en-suite) and 3 ground floor reception rooms with a sunroom in addition.

Externally, the house is situated to the front corner of a 2-acre plot held on 3 separate titles. There is off-road parking and a double garage with twin doors along with a separate field gate to access the land.

The boundaries are well hedged and fenced and the gardens are divided into different areas which include a wildflower garden with pond, a secret monolith garden, large terrace, shrubs, trees, orchard and a timber cabin used as a gym with electric power connected.

Services

Mains water, electricity, oil fired central heating, private drainage.

Tenure - Freehold

Council Tax Band - G

Connectivity

Broadband and mobile available.

Directions

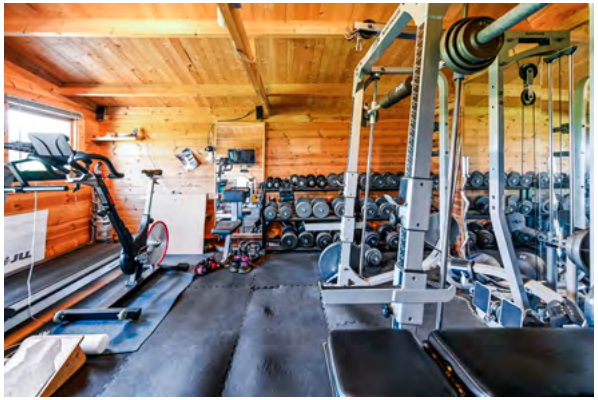
SatNav Postcode: TN29 0ED

Viewing

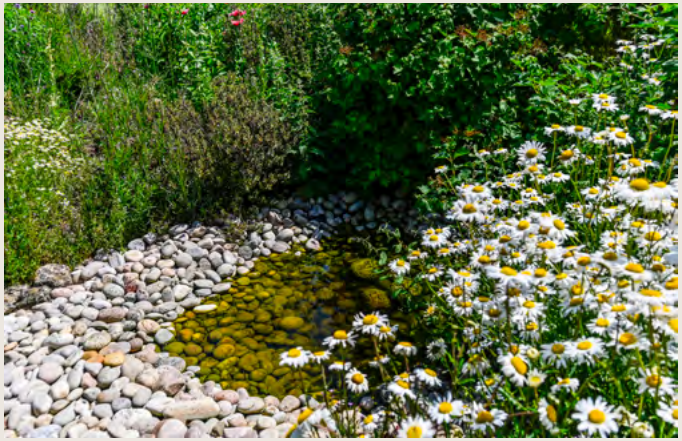
Strictly by appointment only. If you would like to view this property, please telephone our offices.

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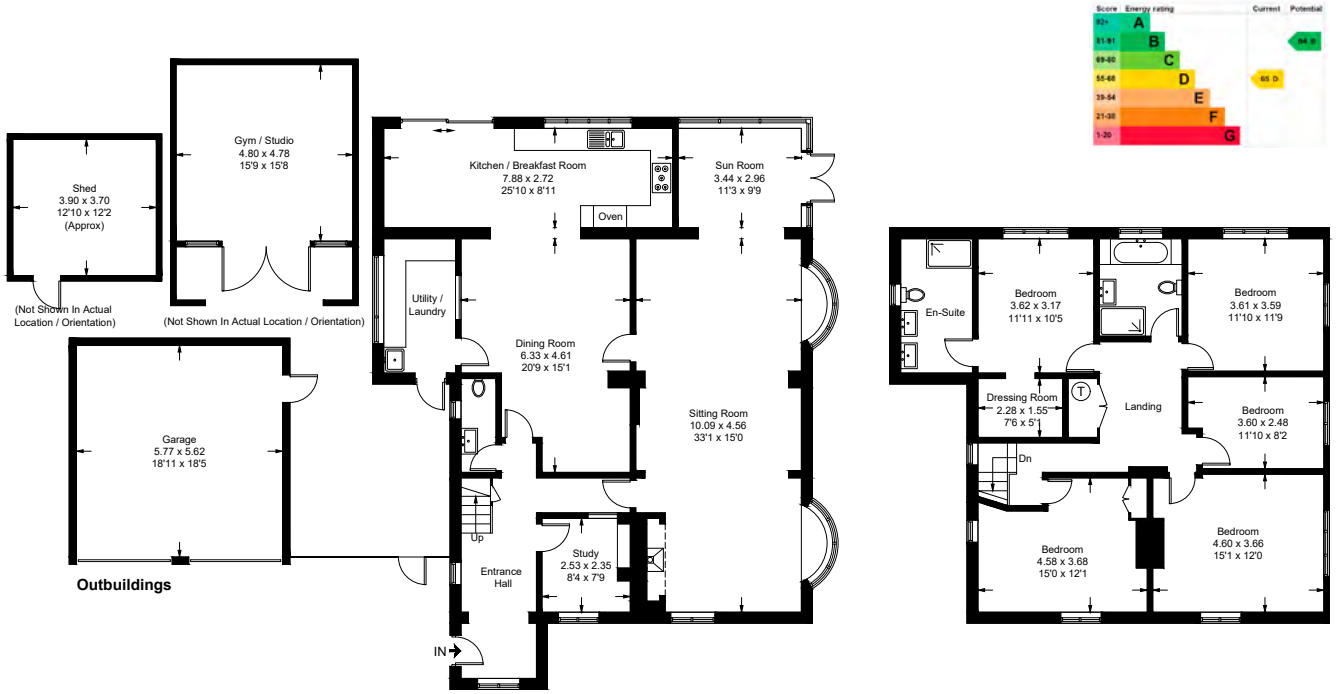








Finch House, Gammons Farm Lane, Newchurch, Romney Marsh



Approximate Gross Internal Area = 243.2 sq m / 2618 sq ft
Outbuildings = 77.3 sq m / 832 sq ft
Total = 320.5 sq m / 3450 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
www.bardenvisuals.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

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