

hobbs parker

Coastal

Olive Branch Littlestone

HOMES WITH ADDED VITAMIN SEA



Valuers Comment:

"This exceptional new home stands out for its striking design and secluded setting."



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Olive Branch

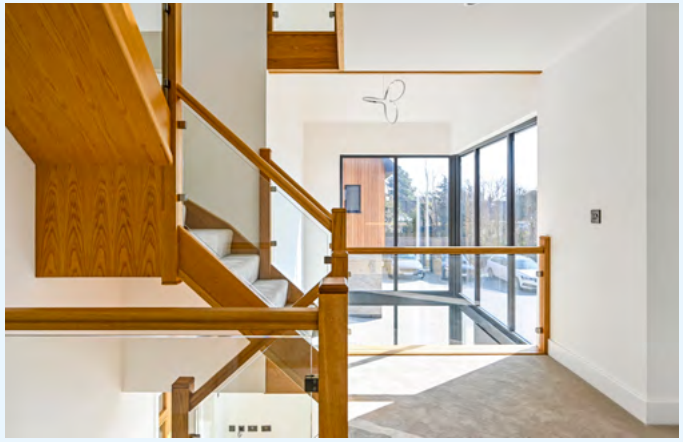
Warren Road
Littlestone, New Romney, Kent TN28 8PN

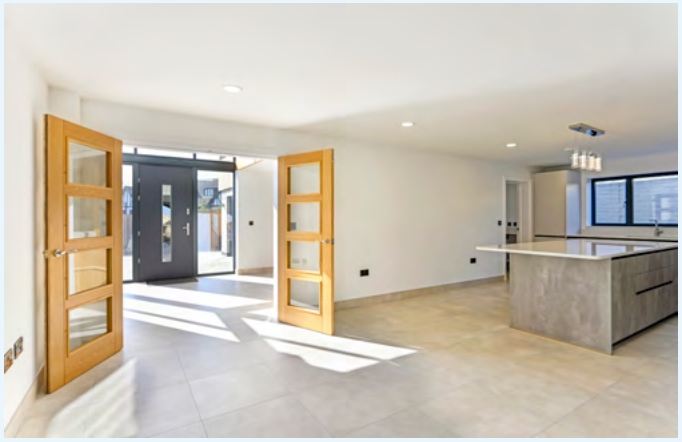
This impressive five bedroom, four bathroom detached residence offers refined modern living arranged over three floors totalling 3340 Sq Ft of accommodation.

Walking distance to the beach and nearby High Street.

No chain









Accommodation *totalling 3341 sq ft.*

- Large entrance hall
- Striking oak and glass staircase
- Cloakroom w/c
- Kitchen / Dining room
- Sitting room – Bifold doors
- Four bedrooms on the first floor
- Balcony to rear bedroom
- Family bathroom
- Two en-suites
- Master bedroom with en-suite and roof terrace
- Double garage with driveway to front
- Private garden

Communications

- The property is approximately 0.5 miles from the sea.
- Ashford is about 16 miles away via the A2070.
- Hythe is approximately 10 miles along the A259.
- Supermarkets: In New Romney, there's a Sainsbury's supermarket in Hythe you can find several supermarkets, including Waitrose and Tesco.















Summary

From the moment you step into the vaulted entrance hall, complete with an elegant oak and glass staircase, a sense of space and sophistication prevails.

At its heart, a stunning kitchen/family room provides the perfect setting for both relaxed living and entertaining, complemented by a separate living room for quieter moments.

Upstairs, five double bedrooms offer comfort and privacy, with three benefiting from stylish en-suite shower rooms.

A spacious family bathroom completes the accommodation.

Step onto the rear balconies and take in breath taking countryside views, while the private garden offers a tranquil retreat.

An integral double garage ensures convenience, and with Littlestone Seafront just a short stroll away, coastal walks and local amenities are within easy reach.

A superb blend of luxury and practicality, this exquisite home is not to be missed.Viewing by appointment only.

Situation

Littlestone is arguably one of the few remaining untouched seaside locations on this part of the Kent coast, typified by big skies adorning the English Channel and sweeping coastline. Often as popular with dog walkers as with water sport enthusiasts, the shoreline extends in either direction for long distances.

Littlestone championship golf club can be seen from the house, and the Nature Reserves of Dungeness and the famous Romney Marsh can be enjoyed by ornithologists in the locality.

Additional information

- Mains drainage
- Mains electricity
- Air source heat pump central heating

Council Tax* – Band G

Tenure* – Freehold

Flood Risk* - Low

Broadband* – Yes

Mobile Signal Coverage* – Yes (OfCom)

**Data from 'Sprift' via On The Market.*

Directions

Sat Nav TN28 8PN

Alternatively, the What Three Words website will take you to the property:

https://w3w.co/liver.guardian.differ













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www.hobbsparker.co.uk

Olive Branch, Warren Road, Littlestone, New Romney



Ground Floor - 126.8 sq m / 1365 sq ft

First Floor - 127.5 sq m / 1372 sq ft

Second Floor - 56.1 sq m / 604 sq ft

Approximate Gross Internal Area = 310.4 sq m / 3341sq ft

N

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. (ID1176364)
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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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