



NEWLYN

NEWLAND GREEN | EGERTON | KENT | TN27 9EP

Guide Price £1,280,000 FREEHOLD



**Lambert
& Foster**

A fine detached country residence providing very well presented four bedroom family accommodation together with a two bedroom annexe with attached workshop/garage, set in established lawned gardens, with pond and outbuildings, in total extending to 1.36 acres, all occupying a semi rural, edge of village location.

Ashford town with international station, high speed line to St Pancras London and access to M20 approx. 6.5 miles. Headcorn with mainline station approx. 5.5 miles.

HOUSE

- Total interior floor area approx. 2217 sq ft / 205.9 sq m
- Entrance porch and hall
- Cloakroom
- Sitting room with inglenook style fireplace housing wood-burning stove
- Kitchen/breakfast/family room with inglenook style fireplace
- Utility room and Boot room
- First-floor landing
- Four double bedrooms incorporating main bedroom with en suite shower room
- Family bathroom.

ANNEXE

- Total interior floor area approx. 1541 sq ft / 143.1 sq m
- Open plan sitting room
- Kitchenette
- Two double bedrooms incorporating main bedroom with en suite shower room

THE PROPERTY

Newlyn is a well presented detached family house with origins understood to date back to circa 1930s and in circa 2015 has been the subject of a significant two-storey extension and comprehensive program of renovation. The accommodation is arranged over two floors with features including underfloor heating (to both floors) engineered oak floorboards and oak laminate doors. The sitting-room enjoys a triple aspect overlooking the gardens with inglenook style fireplace housing wood-burning stove on a slate hearth. The comprehensively fitted kitchen/breakfast/family room includes Corian worktops, island with fourseater breakfast bar, integral appliances include two Neff double ovens with warming drawers and microwave oven, induction hob, dishwasher, fitted safe, porcelain tiled floor, inglenook style fireplace lined for a wood-burning stove and aspect out across the garden. An oak staircase leads up to the first-floor landing with access to four double bedrooms. The main bedroom with a triple aspect room incorporates a balcony with countryside views, fitted wardrobes and an en suite shower room.

The annexe (The Outbuilding at Newlyn) is attached to the garage/workshop, a single storey building, with an open plan sitting room and kitchenette including fitted units and worktops, incorporating dishwasher and a cooker. The main bedroom has a walk-in wardrobe and an en suite shower room with underfloor heating. Bedroom two is a double room.

GARDENS AND GROUNDS

An electrically operated five bar gate opens onto parking for approximately four vehicles. Double doors open into the workshop/ garage fitted with three phase power, metal racking, timber workbench and sink. The gardens and grounds run to all sides laid to lawn with natural pond and fruit trees including Bramley, Cox, Russet, Cherry, Crab Apple and Quince. Adjoining the house is a paved patio area with oak framed gazebo. The garden outbuildings include the tractor shed fitted with power and light, space and plumbing for washing machine, wc and dog kennel. Chicken coop and run, potting shed and log store. A fenced kitchen garden area includes a 10m x 5m poly tunnel and raised beds. The whole is enclosed by fencing and hedging.

DIRECTIONS

Approaching Egerton village from the direction of Smarden, proceed through the hamlet of Egerton Forstal turning right at the T junction into Crockenhill Road. Continue on, passing the left-hand turning to the village centre and on where upon Newlyn will be found on the right-hand side. Turn right into Newland Green Lane and the drive will be seen clearly on the right.





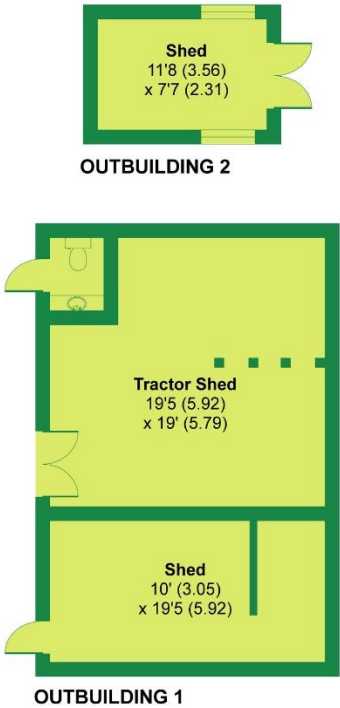
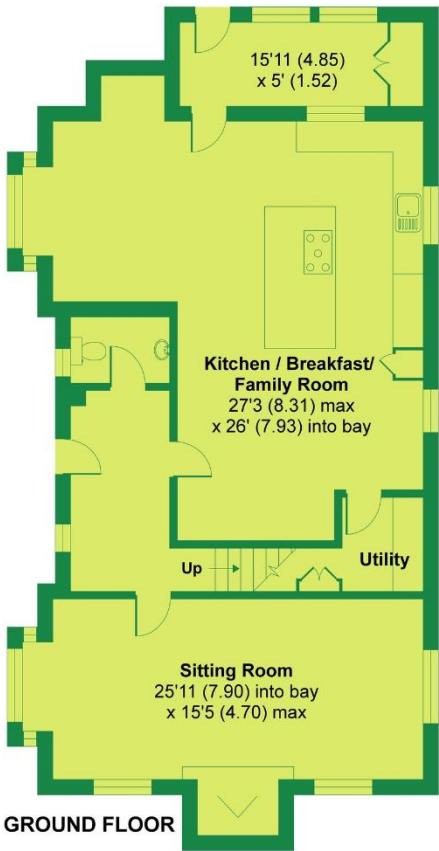
FLOOR PLANS

For identification purposes only and not to scale. The position and size of doors, windows, appliances and other features are approximate only.



Newlyn, Newland Green, Egerton, Ashford, TN27

Approximate Area = 2217 sq ft / 205.9 sq m
Annexe = 1541 sq ft / 143.1 sq m
Outbuildings = 679 sq ft / 63.1 sq m
Total = 4437 sq ft / 412.1 sq m
For identification only - Not to scale

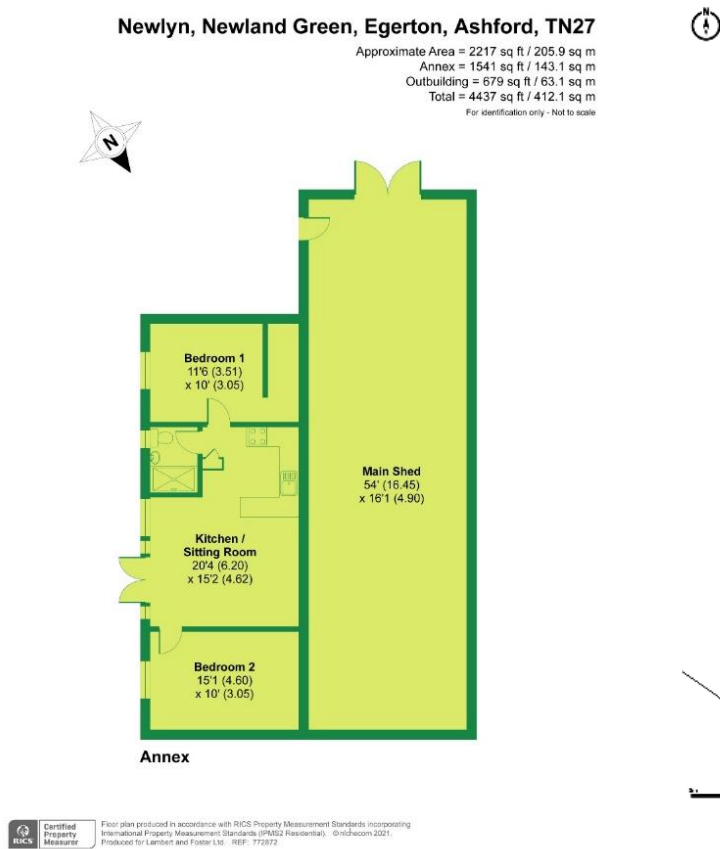


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2021. Produced for Lambert and Foster Ltd. REF: 772872



ANNEXE, OUTBUILDINGS AND SITE PLAN

For identification purposes only and not to scale. The position and size of doors, windows, appliances and other features are approximate only. The red boundary line on the site plan is for identification purposes only and not confirmation of title.



VIEWING

Strictly by appointment with the agents.
Cranbrook Office: 01580 712888



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