



The Links Madeira Road, Littlestone, New Romney, Kent. TN28 8QX

Guide Price **£850,000**



- Four bedroom detached period family home
- Well appointed
- Ample off road parking & garage
- Front & rear gardens
- Backing directly onto the championship golf course

C.R. CHILD
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An impeccably presented well-appointed four bedroom detached period family home built circa 1908 situated on the exclusive Madeira Road in Littlestone and backing directly onto the championship golf course. This property enjoys spacious accommodation throughout, ample off road parking and boasts well tended front & rear gardens. There are three bedrooms to the first floor, the master suite having an en suite bathroom. The ground floor has a living room, dining room, modern fitted kitchen with integrated appliances, utility room, large conservatory, study/garden room, bedroom, shower room & integral access into the garage.

Situated in an enviable location in this most prestigious road backing directly onto the Championship Golf Course. Littlestones sandy beaches are only a short distance offering pleasant walks. The town of New Romney is approximately 5 minutes by car and offers a selection of independent shops together with a Sainsburys store. Primary and Secondary Schooling are also located close by. The town of New Romney also offers a doctors and dentist. The ever expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with the McArthur Glen Outlet, many Business Parks and the Cineworld Cinema. Access to the M20 Motorway is from Ashford, the motorway giving easy access to the Channel Tunnel Terminal and Port of Dover. High speed rail services are also available from Ashford International railway station travelling time to St. Pancras, London in just over thirty minutes

GROUND FLOOR glazed front door leading into

ENTRANCE PORCH with laminate flooring, UPVC double glazed window to side, fitted bristle entrance mat, radiator

CLOAKROOM with WC, UPVC double glazed frosted window to side, cloakroom basin with storage cabinet under, stainless steel towel radiator

ENTRANCE HALLWAY with laminate flooring, radiator, feature wood panelled staircase with access to storage cupboard

LIVING ROOM with UPVC double-glazed doors leading out onto front garden, feature stained glass double glazed windows overlooking side, fireplace with log burner, stone hearth and feature solid wood surround, UPVC double glazed sliding doors leading out onto conservatory, two radiators

CONSERVATORY with tiled flooring, two radiators, UPVC doors leading out onto rear garden, built-in blinds

KITCHEN with a tile effect flooring, a selection of high and low level modern kitchen cabinets, stone effect laminate worktops with matching up stands, induction hob with acrylic splashback and extractor fan over, stainless steel one and a half bowl sink, UPVC double glazed windows overlooking front and side, two integrated ovens, integrated dishwasher, integrated fridge freezer, radiator, free standing island with concealed power stand, opening leading into

DINING AREA with laminate flooring, radiator, UPVC double glazed window overlooking rear garden, UPVC double-glazed doors leading out onto rear garden, door leading into sunroom

INNER HALLWAY leading to

UTILITY ROOM with laminate flooring, low-level modern storage units with laminate worktop over, stainless steel sink, UPVC double glazed frosted window, Worcester Bosch conventional boiler, space and plumbing for washing machine, space for tumble dryer

STUDY/GARDEN ROOM with tile effect vinyl flooring, radiator, UPVC double-glazed windows overlooking front, mixture of high & low-level storage cabinets with laminate worktop over, UPVC double-glazed doors leading onto rear garden

BEDROOM with UPVC double-glazed windows overlooking side and rear, radiator

SHOWER ROOM with WC, shower cubicle with Mira electric shower, localised tiling, stainless steel towel radiator, basin with mixer tap over and storage cabinet under

GARAGE with power and lighting, electric roller door, loft hatch with ladder

FIRST FLOOR

SPLIT LEVEL LANDING with feature wood panelling, radiator, airing cupboard housing hot water cylinder and heating control panel, leading to

BEDROOM(accessed on split level landing)

with radiator, UPVC double-glazed windows overlooking front

MASTER BEDROOMwith radiator, UPVC double glazed window overlooking front garden, built in wardrobes



EN-SUITE with vinyl flooring, WC incorporated into storage cabinet with basin and laminate worktop, UPVC double-glazed windows with stunning views over Littlestone Golf Course and rear garden, tiling floor to ceiling, panelled bath with mixer taps over and separate hand shower attachment, stainless steel towel radiator

BEDROOM with two radiators, UPVC double-glazed windows overlooking front garden, built in wardrobes to both sides of room, UPVC double-glazed windows with stunning views over Littlestone Golf Course and rear garden

SHOWER ROOM with vinyl flooring, WC incorporated into storage cabinet with basin and laminate worktop, UPVC double-glazed windows with stunning views over Littlestone Golf Course and rear garden, tiling floor to ceiling, stainless steel towel radiator, large shower cubicle with rainfall shower, hatch accessing loft space

OUTSIDE

The property enjoys a well landscaped rear garden with a patio seating area leading from the house with the rest of the garden being mainly laid to lawn with surrounding borders and a selection of mature shrubs and bushes, a gate to the rear of the garden allows access to a path leading up to the Littlestone Golf course. The rear garden also has the added benefit of a greenhouse & ornate covered seating area. A side path leads to the front of the property where the property enjoys parking for several cars as well as access to the garage, the property has a picket fence surround with a path leading up to the front door with the rest being laid to lawn with a selection of mature shrubs & bushes.

Tenure - Freehold

Council tax - Band G

Local Authority - Folkestone & Hvtthe District Council

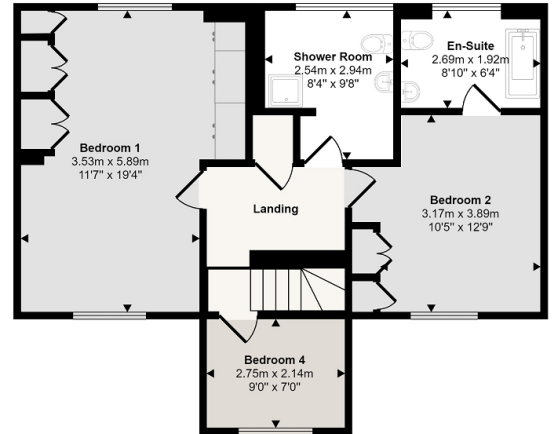




Approx Gross Internal Area
210 sq m / 2264 sq ft



Ground Floor
Approx 143 sq m / 1539 sq ft



First Floor
Approx 67 sq m / 724 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.