



**14 Painesfield Close, Burmarsh, Romney Marsh, Kent. TN29 0HL**

**Guide Price £750,000**



- Detached family home
- Seven bedrooms
- Enjoying views across the Romney Marsh
- Detached double garage & off road parking
- Front and rear gardens

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the rural village of Burmarsh, enjoying far-reaching views across the Romney Marsh, and within a short drive from the seaside village of Dymchurch which has a small selection of local shops together with a Tesco mini-store, primary school, doctors surgery, village hall and village pub 'Shepherd & Crook'. Secondary schools are available in both New Romney and nearby Saltwood in Hythe, and both boys and girls grammar schools available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to St Pancras, London are available from Folkestone West (approximately fifty minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

A well-presented seven bedroom detached family home enjoying views across the Romney Marsh. The generous accommodation comprises a spacious living room with a log burner, an open plan kitchen/diner, sun room opening to the rear garden, spacious entrance hall, dining room and cloakroom to the ground floor, while on the first floor is a master bedroom with en suite, four piece bathroom and four further bedrooms, the second floor comprises of landing, two double bedrooms and a bathroom. The property enjoys front and rear gardens, electric charging point for car, a driveway with off-street parking for multiple cars and a detached double garage with two remote controlled up & over doors. An early viewing comes highly recommended.

## COVERED ENTRANCE CANOPY

## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

with wood effect LVT flooring, composite glazed front door, UPVC double glazed window overlooking front, radiator, double cupboard with hanging rails and shelving

### LIVING ROOM

with wood effect LVT flooring, UPVC double glazed windows overlooking front, recessed log burner with stone hearth, radiator

### STUDY

with wood effect LVT flooring, UPVC double glazed windows overlooking sun room, integrated office furniture to allow desk space, drawers and cabinets

### SUN ROOM

with wood effect LVT, UPVC double glazed windows to all aspects with fitted blinds overlooking garden, UPVC double glazed doors leading to rear garden, tall radiator

### OPEN PLAN KITCHEN/DINING ROOM

with wood effect LVT flooring, a selection of high and low level modern kitchen cupboards with freestanding island, utility area and built in dining table, stone worktops with matching upstands, integrated Neff fan assisted oven, integrated microwave oven, integrated fan assisted oven to island, five ring Bosch induction hob with extractor fan over, localised tiling, one and a half bowl recessed sink with Quooker boiling tap & food waste disposal, space for freestanding standing washing machine, UPVC double glazed window overlooking garden, space for American fridge freezer, space & plumbing for washing machine and tumble dryer, second recessed sink with mixer tap over, UPVC glazed door leading to rear garden with window to side, radiator, low level storage cupboard

### DINING ROOM

with UPVC double glazed windows overlooking front, radiator

### WC

with wood effect LVT flooring, cistern less WC with storage cupboard to side, hand basin with mixer taps over and storage cupboard under with wood effect top, localised tiling

## FIRST FLOOR

### LANDING

with airing cupboard hosting pressurised hot water cylinder with shelving over

### BEDROOM

with UPVC double glazed window overlooking front with views to fields, built in wardrobes with hanging rails and shelving, selection of built in drawers with dressing table, radiator

### EN-SUITE

with ceramic tiled flooring, WC with tiled cistern, hand basin with mixer tap over, modern storage cabinet under and mirrored storage cabinets to side, walk in shower cubicle with halo shower over with separate halo hand shower attachment, alcoved shelving, stainless steel towel radiator, UPVC double glazed frosted window





## **BEDROOM**

with dual aspect UPVC double glazed windows, radiator

## **BEDROOM**

with UPVC double glazed windows overlooking front, radiator, built in wardrobes with hanging rails and shelving

## **BEDROOM**

with UPVC double glazed windows to front, radiator, built in wardrobes with hanging rail, shelving and high level cupboards

## **BEDROOM**

with UPVC double glazed window overlooking side, radiator, built in wardrobes with hanging rails and shelving over

## **BATHROOM**

with porcelain tiled flooring, localised tiling, WC, hand basin with mixer taps over and modern storage cabinet under, stainless steel towel radiator; freestanding oval bath with freestanding mixer tap with separate hand attachment, walk in shower cubicle with rainfall shower over and separate hand attachment, UPVC double glazed frosted window, wall mounted gloss storage cabinet

## **SECOND FLOOR**

### **LANDING**

with large Velux window enjoying countryside views, eaves storage cupboard

### **BEDROOM**

with dual aspect large Velux windows enjoying views to countryside both sides, radiator

### **BEDROOM**

with dual aspect Velux windows enjoying countryside views to both aspects with built in blinds, radiator, low level eaves cupboard

### **BATHROOM**

with wood effect vinyl flooring, WC, panelled bath with mixer taps over and separate hand attachment, alcoved shelving, frosted UPVC double glazed windows, stainless steel towel radiator, hand basin with mixer taps over, localised tiling, shower cubicle with rainfall shower and separate hand attachments

### **OUTSIDE**

The property enjoys a good sized rear garden with patio seating area leading from the sun room with the rest mainly being laid to lawn with a selection of borders, hedges & planting with pond in the far corner as well as gate leading onto a grassed area. There is a shed with power and lighting with a side path leading to a further patio seating area with large Rhino greenhouse. Side gates access the front from both sides of the property where there is a driveway with parking for multiple cars with a selection of slate borders with lighting with the rest being laid to lawn.

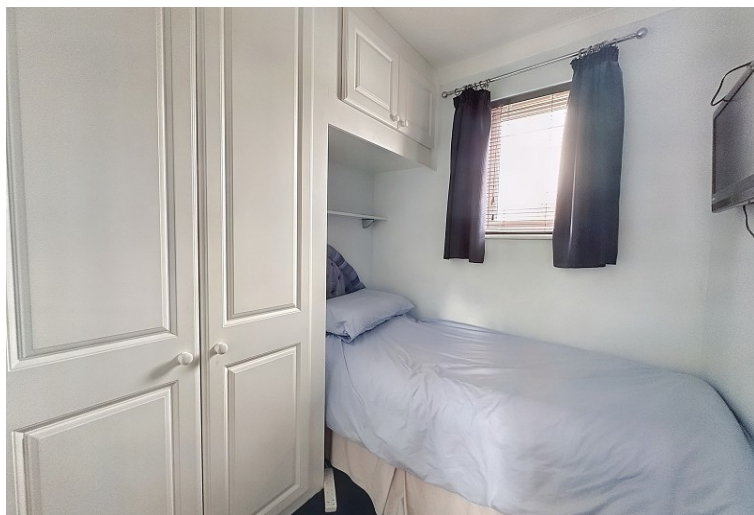
### **DOUBLE GARAGE**

with power, lighting, two electric up and over doors, loft hatch with ladder & light accessing storage space.

**Tenure** - Freehold

**Council tax** - Band E

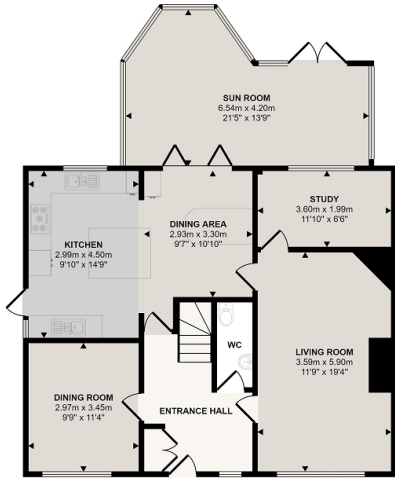
**Local Authority** - Folkestone & Hythe District Council





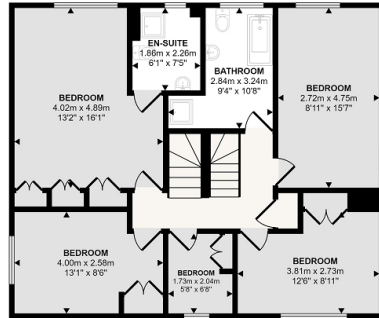


Approx Gross Internal Area  
283 sq m / 3042 sq ft



Ground Floor  
Approx 192 sq m / 1095 sq ft

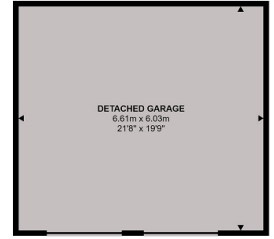
Denotes head height below 1.5m



First Floor  
Approx 89 sq m / 866 sq ft



Second Floor  
Approx 61 sq m / 652 sq ft



Garage  
Approx 40 sq m / 429 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 Make Snappy 305.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



C.R. Child & Partners  
11 High Street, Hythe. CT21 5AD  
01303 267421  
properties@crchildandpartners.co.uk

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.