



'Our Focus Determines Your Reality'



Lossenham Lane  
Newenden  
Kent  
TN18 5QD



Reception Hall \* Drawing Room \* Study/Family Room  
Conservatory \* Spacious Kitchen /Dining Room \* Utility Room \*  
Cloakroom

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Principal Bedroom Ensuite \* Three Further Bedrooms, One Ensuite  
Family Bathroom

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Delightful Well-Kept Gardens \* Off Road Parking



## SPACIOUS GRADE II LISTED PERIOD PROPERTY

This handsome Grade II Listed period property is believed to have origins dating from the 1750s with later additions and enjoys an elevated position on a rural no through lane. Whilst exhibiting many period features the property provides the convenience of modern living including the flexibility of homeworking and is complemented by delightful well-kept gardens of approximately 0.6 acres with far reaching views across the River Rother.

The immaculate accommodation consists of a reception hall, drawing room with square bay window and Arts and Crafts brick fireplace with log burning stove, conservatory with doors to the garden, study/family room, spacious kitchen/dining room with doors to the garden, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with square bay window and ensuite bath and shower room, two interconnecting bedrooms, one with ensuite shower room, a further double bedroom and a family bathroom.

Outside the drive provides ample off road parking. The delightful gardens wrap around the property and are laid to lawn with mature trees, hedging and well-stocked flower and shrub beds together with a Summer House and views across to the River Rother.



## NEWENDEN

Newenden is reputedly the smallest village in Kent and also the first village in Kent, having travelled across the 18th-century bridge over River Rother. This traditional village lies within the High Weald Area of Outstanding Natural Beauty and offers a 14th century church, an Old Coaching Inn, the popular Lime Wharf Cafe and Boating Station and steam trains running to Bodiam Castle and Tenterden.

Local shopping and amenities are available in nearby Northiam, Hawkhurst or a little further afield in Tenterden.

## SCHOOLS AND CONNECTIONS

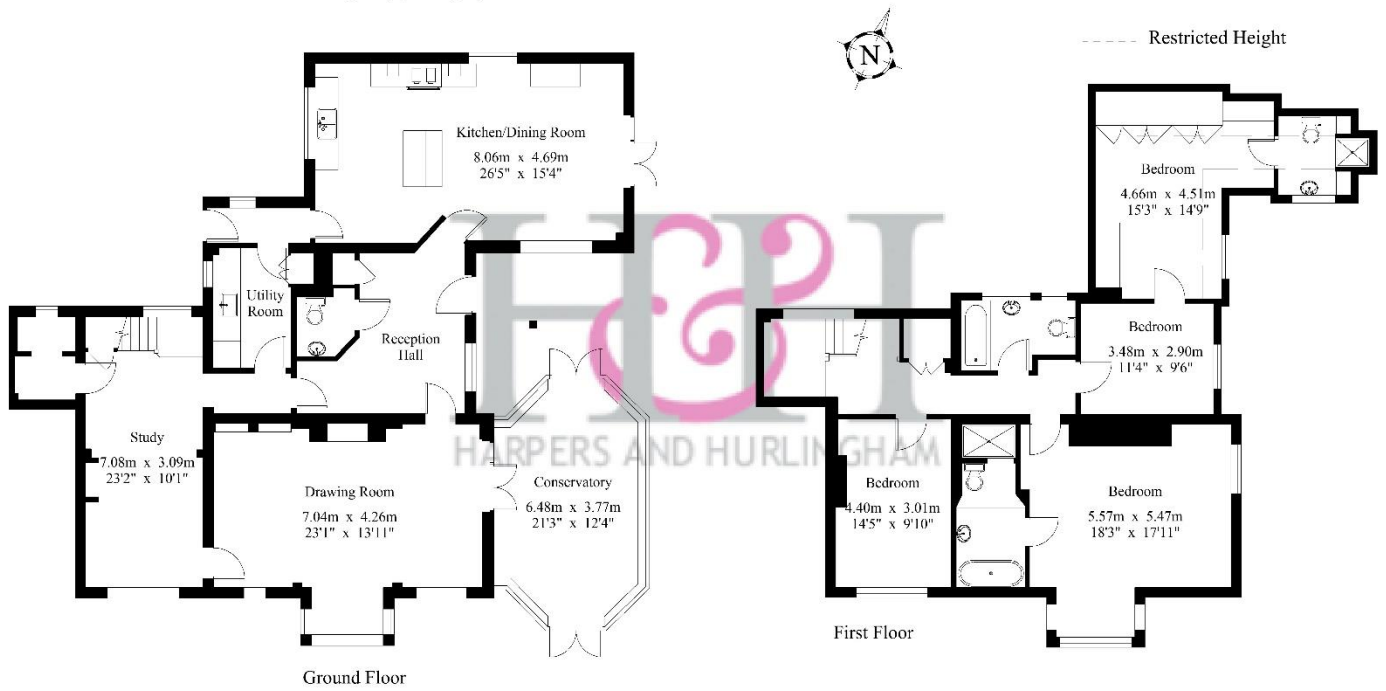
There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany and Benenden.

Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.



# Manor House East

Gross Internal Area : 260.2 sq.m (2,801 sq.ft.)



## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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