



'Our Focus Determines Your Reality'



Rye Road  
Newenden  
Kent  
TN18 5PL



Entrance Hall \* Drawing Room \* Family Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom Ensuite \* Guest Bedroom Ensuite  
Three Further Double Bedrooms \* Family Bath/Shower Room

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Attractive Grounds approx. 1.5 Acres \* Detached Double Garage  
Off Road Parking



## STRIKING DETACHED FAMILY HOME WITH VIEWS

Completed in 2007, this striking, oak framed, detached home is one of two in a gated development situated on the outskirts of the village of Newenden. The property sits in approximately 1.5 acres with far reaching views across the adjoining countryside.

The oak frame is evident throughout the well-proportioned family accommodation which consists of an entrance hall, a triple aspect drawing room with doors to the garden and a fireplace with log burning stove, a family room also with doors to the garden, a study, double aspect kitchen/breakfast room again with doors to the garden, a utility room with bay window and a cloakroom on the ground floor.

On the first floor the principal bedroom is vaulted with exposed roof trusses and a King post, together with an ensuite bath/shower room, a guest bedroom with bay window and ensuite shower room, three further double bedrooms and a family bath/shower room.

Outside wrought iron gates open onto the gravel driveway which leads to the detached double garage and provides additional parking. The enclosed garden is laid predominantly to lawn with an area of terrace from which to enjoy the views. A gate at the bottom of the garden opens into an area of paddock.



## 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.



## Rye Road, TN18

Approximate Gross Internal Area = 259 sq m / 2786 sq ft  
Approximate Garage Internal Area = 33 sq m / 355 sq ft  
Approximate Total Internal Area = 292 sq m / 3141 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

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

EPC Rating: C – full details available on request

Ashford Borough Council - Council Tax Band G

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)