



‘Our Focus Determines Your Reality’



Lossenham Lane  
Newenden  
Kent  
TN18 5QD



Entrance Hall \* Sitting/Dining Room \* Conservatory  
Kitchen \* Cloakroom  
Principal Bedroom \* Further Double Bedroom \* Bedroom/Study  
Family Shower Room

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Grounds Approximately 0.25 Acres \* Outbuilding/Summerhouse  
Garden Store \* Garage





## ELEVATED DETACHED BUNGALOW WITH VIEWS

Occupying an elevated position within the High Weald Area of Outstanding Natural Beauty on a no-through country lane in Newenden with far-reaching views across the Rother Valley, this attractive, detached bungalow offers a flexible layout with scope to extend subject to planning permission.

The current configuration consists of an entrance hall with built in storage, an 'L' shaped, double aspect sitting/dining room with fireplace and doors opening into the conservatory, a fitted kitchen, again with a door into the conservatory, and a cloakroom; a principal bedroom, further double bedroom, and a bedroom/study, and a family bathroom complete the accommodation.

Outside there is a garage with parking space, a driveway providing additional parking and flower and shrub beds. Steps lead from the bottom of the drive past the flower beds to the front door. In total the bungalow sits in approximately 0.25 acres with an extensive garden to the rear which is laid predominantly to lawn with established flower and shrub beds, hedging and a variety of mature trees. A path leads beside the lawn to the outbuilding/summerhouse, and there is also a garden store.



## 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.



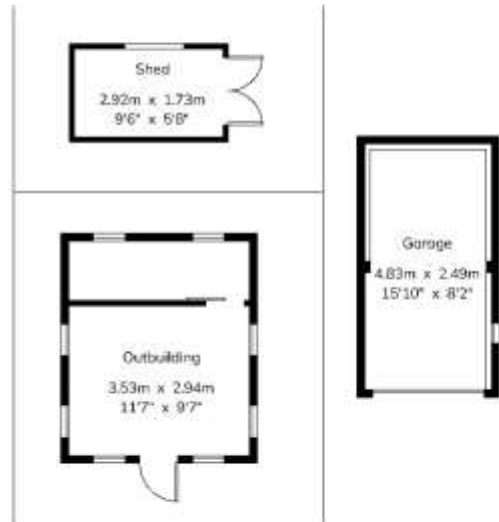


## St Nicholas by Rother

House - Gross Internal Area : 103.9 sq.m (1118 sq.ft.)  
Garage - Gross Internal Area : 12.0 sq.m (129 sq.ft.)  
Shed - Gross Internal Area : 5.0 sq.m (53 sq.ft.)  
Outbuilding - Gross Internal Area : 14.9 sq.m (160 sq.ft.)



Ground Floor



0 2 4 6 8 10 Feet  
1 2 3 Metres

For Identification Purposes Only.

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## SERVICES

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

Ashford Borough Council - Council Tax Band E

EPC Rating: E

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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