



49 High Street, Hythe, Kent CT21 5AD



**MILLSIDE,
CANNON STREET, NEW ROMNEY**

£525,000 Freehold

An enchanting Grade II Listed detached house situated in a peaceful enclave within a short walk of the historic high street. The beautifully presented accommodation exudes charm and character and comprises a sitting/dining room, a beautiful kitchen, utility room, three bedrooms. Garage, parking, delightful garden.



Millside

Cannon Street, New Romney TN28 8BJ

Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Utility Room, Three Bedrooms, Bath and Shower Rooms, Detached Garage, Parking, Gardens

DESCRIPTION

This enchanting detached Grade II Listed period house which is situated in a peaceful enclave, enjoys impeccably presented accommodation which exudes charm and character throughout with a wealth of original features.

The accommodation is of particularly comfortable proportions and comprises a welcoming entrance hall with double doors leading to the garden, a beautiful sitting/dining room with a cosy wood burning stove, a delightful kitchen/breakfast room with granite worktops and utility room. Two staircases access the first floor, the first leads to a bedroom and bathroom, the second to two further bedrooms and a shower room.

The house benefits from a detached garage with ample off-street parking in the adjoining No Entry lane serving only Millside and Frogs Hall. To the side and rear of the house is a delightful cottage garden, enjoying a particularly sunny aspect and providing an idyllic environment in which to relax and dine alfresco.

SITUATION

In a peaceful enclave of attractive, largely period properties, yet within a short walk of the historic High Street of this ancient and well kept Cinque Port town with its excellent range of traditional provision and other shops, pubs, restaurants and cafes. Also within a short level walk are many other amenities including churches, primary and secondary schools, doctors, dentists and veterinary surgeries as well as Sainsburys supermarket with its free car park. A little further on are Littlestone Championship Golf Course and the beaches of Littlestone and Greatstone.

Ashford International Station is just 14 miles distant with its high speed services to London Bridge and St Pancras where Eurostar services to Paris, Brussels and Amsterdam can be joined. Shortly, a new service by Air Alderney is expected to be operating from nearby Lydd Airport to Le Touquet. There is a bus stop with services to Folkestone, Hythe, Rye and Ashford within around 100 metres of the property.

The accommodation comprises:

ENTRANCE HALL

Enter via a timber panelled door, tiled floor, staircase to 1st floor, double glazed casement doors giving access to the rear garden, door to sitting room and door to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating freestanding

Leisure stove with gas hob and extractor hood above, integrated dishwasher and integrated fridge/freezer, square edged granite worksurface under mounted with butlers sink with mixer tap and grooved drainer to side, tiled splashbacks, coordinating wall cupboards, fitted display cabinet, tiled floor, sash windows to three sides (fitted with plantation style shutters), recessed lighting, exposed beam, radiator.



DINING ROOM

Sash windows to front and rear (fitted with plantation style shutters), radiator, three wall light points, exposed timber framework and open to:-

SITTING ROOM

Original brick built fireplace inset with wood burning stove on a tiled hearth, sash windows to front and rear (fitted with plantation style shutters), three wall light points, door giving access to the second staircase, access to built in cupboard, radiator.

UTILITY ROOM

Fitted wooden dresser with cupboards and drawers and timber worksurface under mounted with Belfast sink fitted with mixer tap, tiled splashbacks, recess and plumbing for washing machine and tumble dryer, wall mounted Valiant gas boiler, access to storage cupboard, tiled floor, three windows to side, timber door giving access to the rear garden, radiator.

FIRST FLOOR LANDING (accessed via staircase from entrance hall).

Window to rear, door to:-

BEDROOM 1

Fitted wardrobe cupboards, pair of sash windows to front and side (fitted with plantation style shutters), access to loft space, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment and glazed shower screen, low-level WC, wash basin set on marble surround with cupboard beneath, obscured window to rear, part tiled walls, recessed lighting, tiled floor, heated towel radiator.

FIRST FLOOR LANDING (accessed via staircase from sitting room)

Sash window to front (fitted with plantation style shutters) doors to:-

BEDROOM 2

Attractive cast iron fireplace, access to shelved storage cupboard, sash windows to front and rear (front fitted with plantation style shutters), radiator.

BEDROOM 3

Sash window to rear overlooking the garden, radiator.

SHOWER ROOM

Tiled shower enclosure with Myra electric shower, low-level WC, pedestal wash basin, timber floorboards, exposed beams, part tiled walls.

OUTSIDE

FRONT

To the side of the property is a gated access and a driveway leading to the:-

GARAGE

Up and over door to front, power and light, personal door to rear.

REAR GARDEN

A brick pathway runs to the rear of the property and to the far side is an area topped in stone chippings and backed by well planted borders and specimen trees including a beautiful flowering cherry amongst others, leading to a paved terrace, the ideal environment for alfresco dining. Outside lighting, timber shed.

COUNCIL TAX

Band E approx. £2,767.29 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**






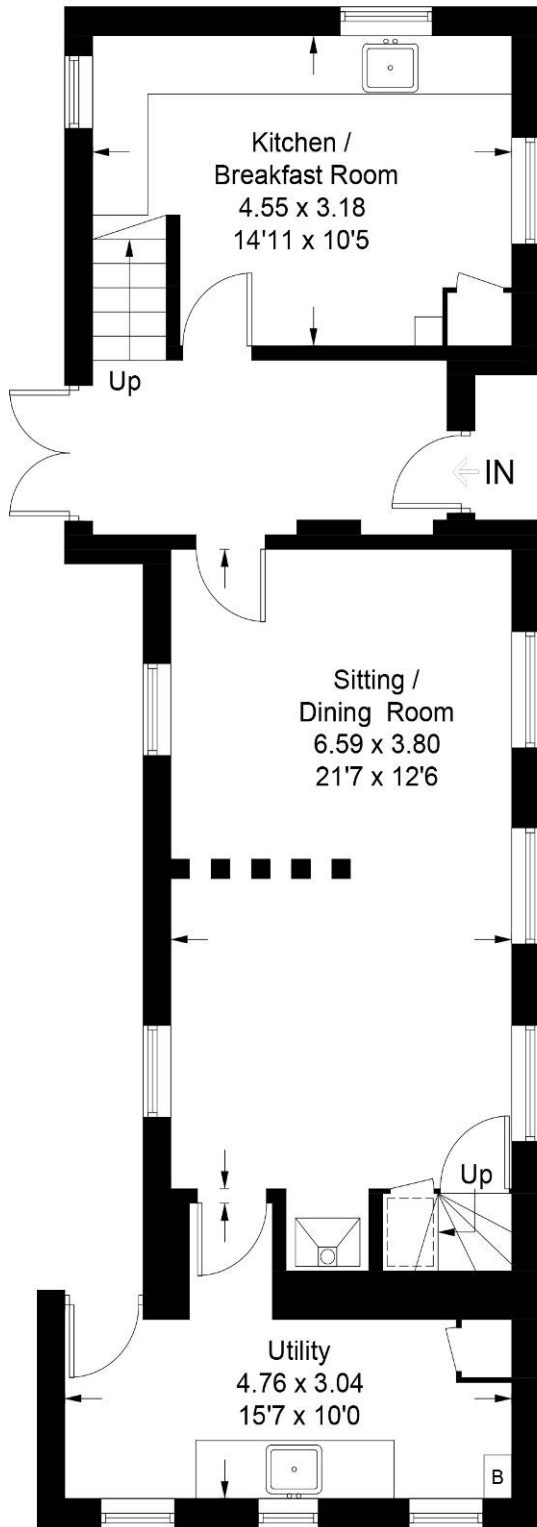


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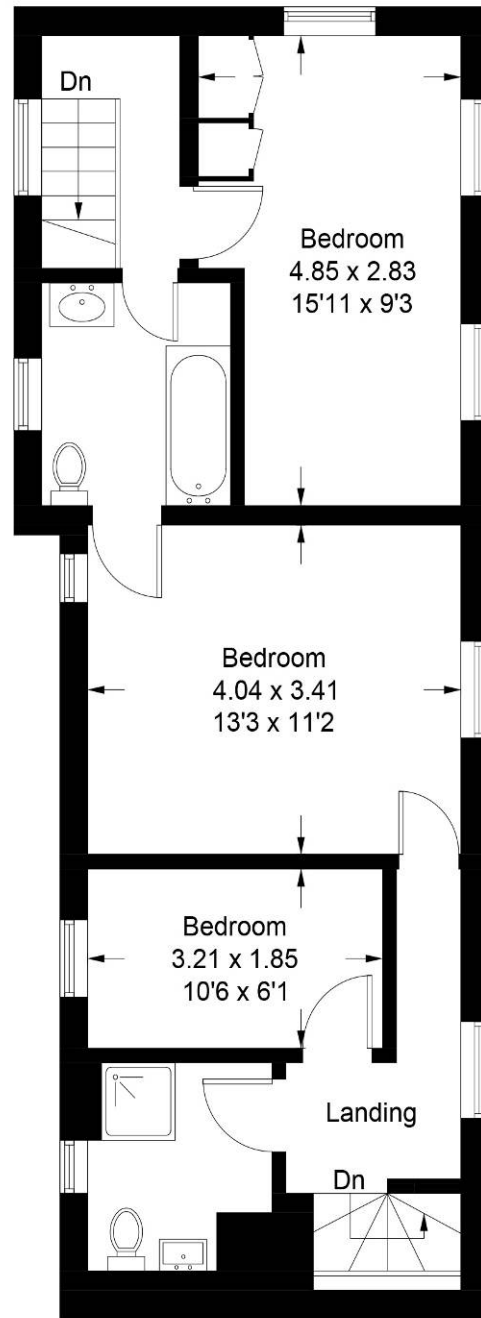
Millside, New Romney, TN28

Approximate Gross Internal Area
Ground Floor = 61.4 sq m / 661 sq ft
First Floor = 54.4 sq m / 585 sq ft
Total = 115.8 sq m / 1246 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961381)