

# PHILLIPS & STUBBS



coastal +  
COUNTRY



## ROOMS

Entrance hall, Dining room, Living room, Study, Kitchen/breakfast room, Utility room, Cloakroom, First floor landing with balcony, Main bedroom suite with balcony, dressing room and shower room, Bedrooms 2 & 3 both have en suites shower rooms, Bedroom 4, Family shower room, Double glazing, EPC rating C, Oil heating, Detached double garage with store and studio above, Heated swimming pool and pool house, Landscaped gardens of approximately 2 acres, Further land available by separate negotiation

## LOCATION

Situated in the small rural community of Fairfield, on a minor lane in a tranquil part of Walland Marsh, renowned for big sky views and picturesque walks. Nearby is the iconic Fairfield Church (which can be seen from the property), dedicated to St Thomas a Becket, standing in fields and approached by a grass causeway. Appledore (3 miles) provides daily amenities, including a village store, public house, tea shop and village hall as well as a branch line rail service to Ashford, where it connects with the high-speed service to London St Pancras (journey time 38 minutes). The village of Brookland (3 miles) has a primary school (Ofsted rated 'Good'). The medieval town of Rye is 7 miles away. Tenterden (to the North) and New Romney (to the South) are both also within 8 miles. As well as good local state primary schools, a number of independent prep schools are within striking distance: Ashford, St Ronan's, Vinehall and Dulwich. Grammar schools for both boys and girls are situated in Ashford and Folkstone and The Marsh Academy is in New Romney. Coastal bathing beaches lie at Littlestone and Camber, both about 7 miles. Excellent links golf courses are at Rye and Littlestone and there is an active sailing club at Rye Harbour.

## DESCRIPTION

Forming a detached house which has undergone considerable improvement by the current owners and is now finished to a high standard.

## GROUND FLOOR

The accommodation comprises front door into the entrance hall with built in cupboard. Wide oak floorboards throughout the majority of the ground floor and underfloor heating. Living room triple aspect with doors out to the terrace. Brick inglenook style fireplace fitted with a wood burning stove. Dining room overlooking and opening onto the terrace. Study with window overlooking the front garden. Kitchen/breakfast room fitted with a range of base and wall mounted units,

4 oven AGA with hot plate, additional double oven, integrated dishwasher and fridge. Central island, double doors out to the terrace, decorative tiled flooring continued through to the snug having a wood burning stove, bay window with doors out to the garden. Utility room with fitted cupboards and worksurface incorporating a sink unit, space and plumbing for washing machine, tumble dryer and fridge/freezer, two further built in cupboards, door out to the garden. Cloakroom comprising w.c, decorative tiled flooring.

## FIRST FLOOR

First floor landing with two pairs of double doors out to a rear balcony with views over the garden and beyond over adjoining fields and countryside. Main bedroom suite with a balcony to the side, en suite dressing room with fitted wardrobes and balcony, en suite shower room. Bedrooms 2 and 3 also have en suite facilities. Further bedroom 4 and family bathroom.

## OUTSIDE

The property is approached off the lane via a pair of wooden five bar gates leading into a large driveway providing ample parking and access to a detached garage comprising one single enclosed garage, an open carport and additional enclosed store. There is a studio above with kitchenette and shower room. The landscaped gardens surround the property and there is a sheltered vegetable garden with glasshouse. The heated swimming pool has a pool house with shower room. Beyond the main garden is a wildlife pond and viewing hide. The whole extending to approximately 2 acres (to be verified). Further land could be available by separate negotiation.

## LOCAL AUTHORITY

Folkestone and Hythe - Council Tax Band G

Guide Price £1,800,000 Freehold

Fairfield Court Fairfield, Brookland, Romney Marsh, Kent, TN29 9RT




A spacious detached house presented in immaculate order situated off a minor lane surrounded by farmland with far reaching views including Fairfield Church and set in landscaped gardens which include a heated swimming pool amounting to approximately 2 acres.

- Dining Room
- Living Room with woodburning stove
- Kitchen/breakfast room
- Utility room
- Main bedroom suite with balcony, dressing room and shower room
- Two further ensuite shower rooms
- Heated swimming pool and pool house
- Landscaped gardens of approximately 2 acres, further land available by separate negotiation



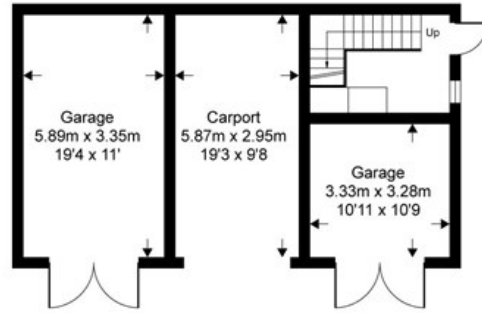
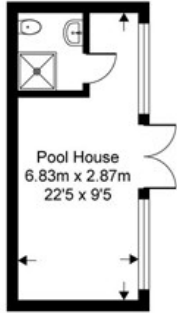
Directions: From Rye, proceed east on the A259 Folkestone Road. Stay on the road for about 5 miles and just after passing around the sharp left hand bend, take the next turning on your left towards Appledore. Proceed for about 1.2 miles then turn right (before Fairfield Church) into a minor lane for 0.7 miles where the property will be seen on the right. Alternatively, from Appledore proceed out of the village in a southerly direction and take the second turning on the right just beyond the Military Canal. Proceed along this narrow, winding lane for about 2.5 miles passing Fairfield church on your left. Take the next turning left into a minor lane for 0.7 miles where the property will be seen on the right.

EPC: C  
Local Authority:  
Council Tax Band: G

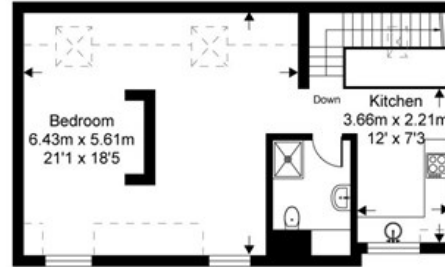
 = Reduced headroom

# Fairfield Court

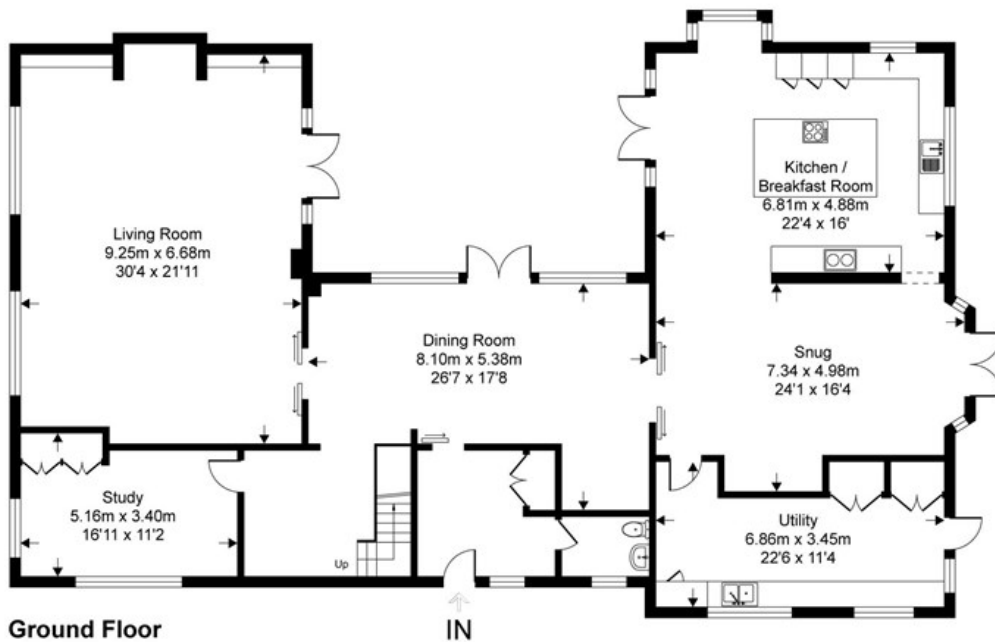
Approximate Gross Internal Area = 399 sq m / 4298 sq ft  
Approximate Outbuilding Internal Area = 20 sq m / 211 sq ft  
Approximate Garage Internal Area = 30 sq m / 322 sq ft  
Approximate Studio Internal Area = 58 sq m / 624 sq ft  
Approximate Total Internal Area = 507 sq m / 5455 sq ft  
(excludes restricted head height)



Garage



Studio Above Garage



Ground Floor



First Floor

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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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