



MULBERRY

RYE ROAD, NEWENDEN, KENT TN18 5PL

savills

A BEAUTIFULLY PRESENTED AND APPOINTED MODERN FAMILY HOME WITH WONDERFUL SOUTHERLY VIEWS

About 1.4 acres

- ◆ Reception Hall ◆ Drawing Room
- ◆ Open Plan Kitchen/Breakfast/Family Room ◆ Study
- ◆ Utility Room ◆ Cloakroom
- ◆ Master Bedroom with En Suite Bathroom
- ◆ 3 Further Bedrooms
- ◆ 2 Bath/Shower Rooms (1 En Suite)
- ◆ Dressing Room/Bedroom 5
- ◆ Lawned Garden & Terrace ◆ Field
- ◆ Detached Contemporary Office with Adjoining Store Room ◆ Double Garage ◆ Off Road Parking

DESCRIPTION

Mulberry is a beautifully presented modern family home situated within an Area of Outstanding Natural Beauty with wonderful southerly views over adjoining farmland, the River Rother and on towards the Kent and East Sussex Railway. Having been extended and equipped to a high specification the property offers excellent family accommodation arranged over two floors. Points of note include:

- A wealth of quality oak joinery, recessed down lighters, sealed unit double glazing, slate, travertine and wood flooring, under-floor heating to the majority of the ground floor with individual thermostatic controls.
- Attractive and well-proportioned reception rooms include a dining room, study/family room and a dual aspect drawing room featuring a fireplace with inset wood burning stove and two sets of French doors opening to a south facing terrace.
- The impressive kitchen/breakfast/family room is fitted with a range of hand painted cupboards complemented by concrete work surfaces. There is space for various freestanding appliances.
- The breakfast/family area, incorporated within the attractive timber framed extension, enjoys both superb views and access to the terrace via French and bi fold doors.
- A utility room with further storage cupboards and a cloakroom complete the ground floor accommodation.
- Four first floor bedrooms, include the master suite which benefits from a luxuriously appointed en suite bathroom with separate shower and French doors open to a balcony from where the lovely views can be enjoyed.
- Two further bath/shower rooms (one en suite) are fitted with contemporary white suites with chrome fittings.





- A versatile dressing room/bedroom 5 has a range of fitted wardrobe cupboards with hanging and shelving.
- Mulberry is approached via electric wrought iron gates opening to a drive, shared with one other property, where there is parking for several cars and access to a detached double garage.
- Lawned gardens, partially enclosed by post and rail fencing, lie predominantly to the side and rear of the house. There are generous paved and decked terraces from where lovely views can be enjoyed. Adjoining the garden is a field (with open boundary) which is down to grazing.
- Immediately to the west of the house is a detached contemporary wood clad building which houses a home office and a useful store room.

Situation

Shopping: The village of Sandhurst is just under two miles away while Tenterden, Cranbrook, Tunbridge Wells and Ashford provide a more extensive range of shopping and leisure facilities.

Education: There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

Mainline rail services: Fast and frequent services run from Staplehurst and Etchingham to London Charing Cross and Cannon Street, via Waterloo East and London Bridge. Eurostar trains are available from Ashford International. www.eurostar.com

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

Services

Oil fired central heating via underfloor heating and radiators. Mains water and electricity. Private drainage via a klargestar.

Outgoings

Ashford Borough Council – 01892 526121 - Tax band 'G'

Directions

From our Cranbrook office proceed down the High Street into Stone Street, take the first right onto The Hill, then take the third right onto Tilsden Lane and follow until the T junction. Turn left towards Benenden. At Benenden crossroads, turn right onto Iden Green Road, continue for 3 miles and turn left to Sandhurst village. Proceed for about 1.9 miles along the Rye Road and the entrance to Mulberry will be found on the right hand side.

VIEWING

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



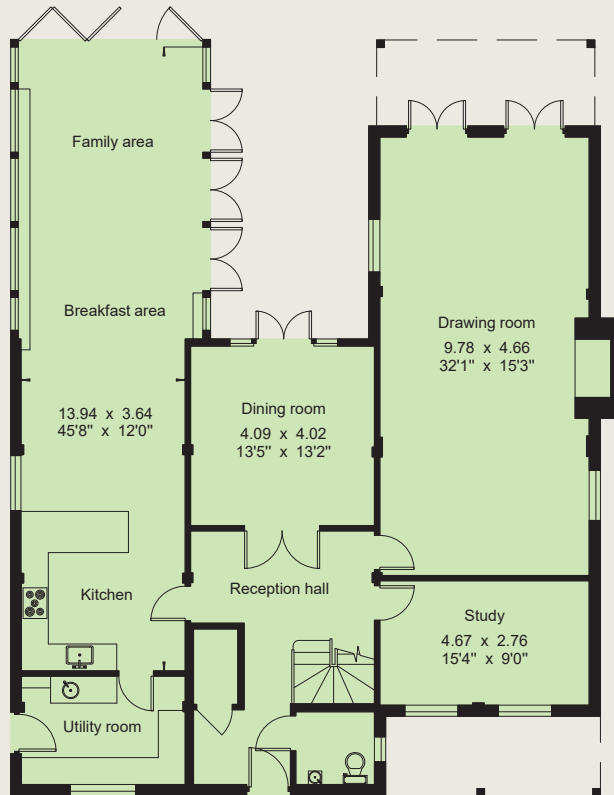
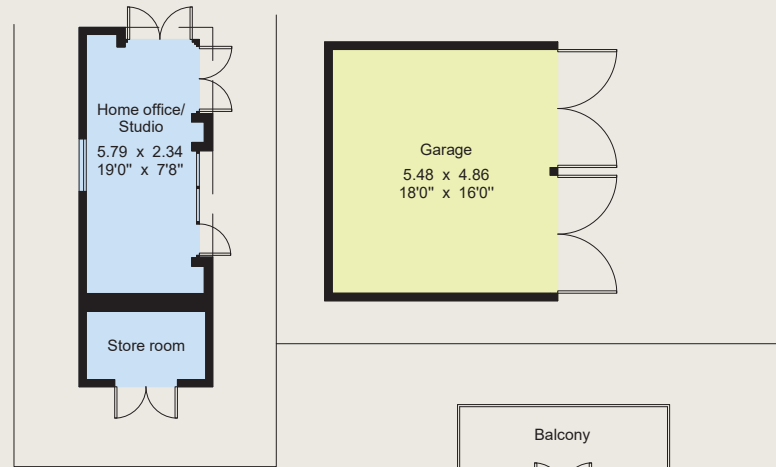
Mulberry, Newenden

Gross internal area (approx.)

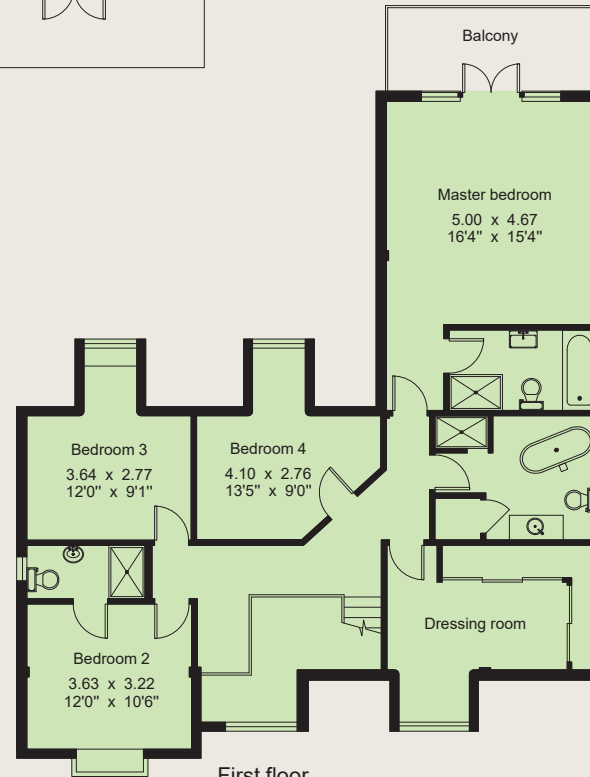
- House - 284.5 sq m (3,062 sq ft)
- Garage - 26.4 sq m (284 sq ft)
- Home office/Studio - 19.1 sq m (205 sq ft)

For identification only - Not to scale

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Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	66	80
EU Directive 2002/91/EC		

Savills Cranbrook

53/55 High Street, Cranbrook

Kent TN17 3EE

cranbrook@savills.com

01580 720161

savills.com

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