

# PHILLIPS & STUBBS

WESTBURY  
HOUSE  
MADEIRA ROAD  
LITTLESTONE  
NEW ROMNEY  
KENT  
TN28 8QX



## Price Guide: £1,290,000 Freehold

A LARGE DETACHED SPACIOUS MODERN TUDOR STYLE FAMILY HOME LOCATED IN A POPULAR AREA OF LITTLESTONE WITHIN WALKING DISTANCE OF THE BEACH AND NEARBY GOLF COURSE.

ENTRANCE PORCH | ENTRANCE HALL WITH CENTRAL STAIRCASE RISING TO GALLERIED LANDING | MAIN RECEPTION ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | SUMMER ROOM | STUDY | UTILITY | CLOAKROOM | FIRST FLOOR GALLERIED LANDING | MAIN BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM | BEDROOM 2 WITH EN-SUITE SHOWER ROOM | BEDROOM 3 WITH EN-SUITE SHOWER ROOM | BEDROOM 4 WITH EN-SUITE SHOWER ROOM | BEDROOM 5 WITH EN-SUITE SHOWER ROOM | FAMILY ROOM | SECOND FLOOR BEDROOM 6 WITH EN-SUITE BATHROOM. OUTSIDE: LANDSCAPED GARDENS TO FRONT AND REAR | TRIPLE GARAGE | GAS HEATING.



The property is only 17 miles from Ashford International railway station with connections to the continent and London, the new high speed Javelin service to St Pancras, takes approximately 37 minutes making this now a viable commuter proposition.

Westbury House was built by the current owner around 1993 to a high specification in a Tudor style and has been designed to provide spacious and flexible accommodation which comprises:

Entrance Lobby opening into an impressive Entrance Hall with central turned staircase rising to a galleried landing. The well proportioned Main Reception Room with inglenook style fireplace with open fire, display alcoves either side, sliding doors out onto the rear garden leading through to the Dining Room with extensive bar area, through to the Kitchen/Breakfast Room fitted with a range of wall mounted units with eye level oven, central island, beamed ceiling and breakfast bar, sliding doors out onto rear garden. Doorway leads through to the Summer Room, a conservatory style reception room with further dining area and doors out onto the rear garden. Off the kitchen there is a Utility Room which can also be accessed from the entrance hall as well as a Study and Cloakroom. There is also access from the utility room into the Triple Garage.

The Galleried Landing allows access to five principal bedrooms all of which have en-suite facilities including the Main Bedroom which has en-suite dressing room and bathroom as well as access from the bedroom onto a south east facing



balcony. Bedroom 2 has fitted wardrobes and an en-suite shower room and overlooks the front garden. Bedroom 3 has built in wardrobes and an en-suite shower room with an outlook over the rear garden. Bedroom 4 has built in wardrobes and an en-suite bathroom with access onto the south east facing balcony. Bedroom 5 has a built in wardrobe and en-suite shower room with a doorway and stairs rising to good sized Family Games Room (over the garage).

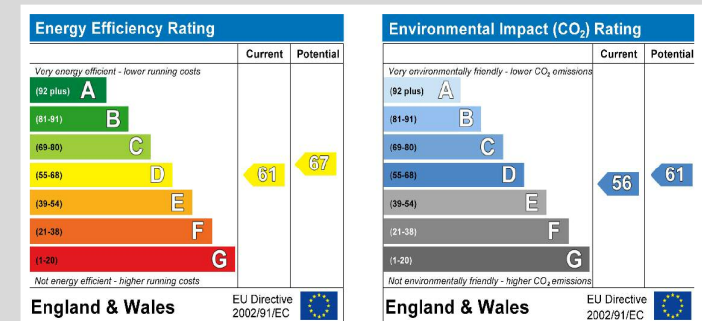
On the second floor Bedroom 6 has an en-suite bathroom and access to a large eaves storage space.

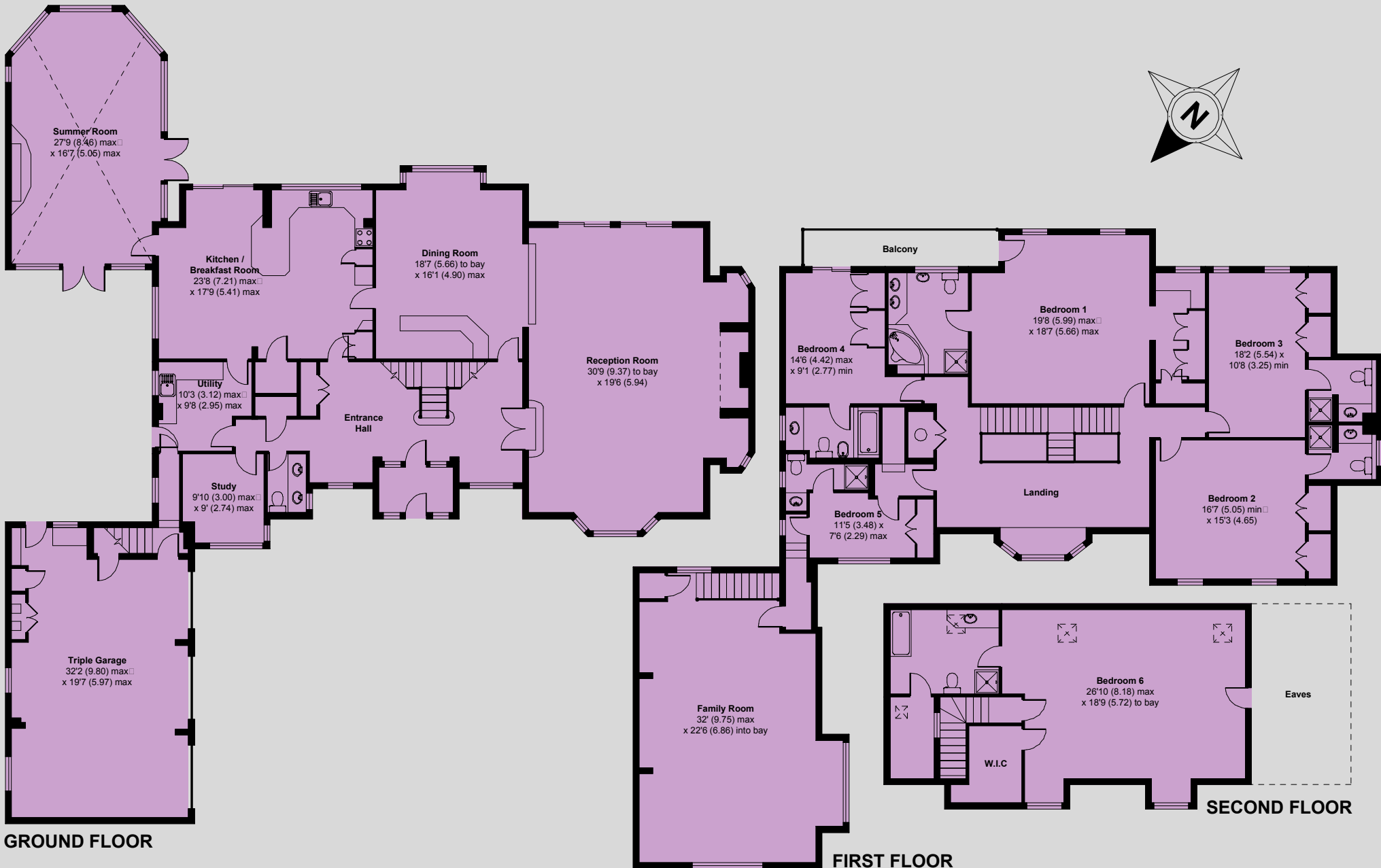
Outside the property is approached off Madeira Road over a brick paved carriage driveway providing parking and access to a triple garage. The remainder of the front garden is landscaped with mature trees and shrubs and access to the rear. The rear garden has a variety of trees and shrubs providing a degree of privacy and seclusion as well

as a patio/barbeque area. As previously mentioned, the well known Littlestone Golf Club is literally opposite the property and the beach is within several hundred yards where there are uninterrupted views across the bay to Hythe, Sandgate and the white cliffs of Dover to the east and westerly across to Dungeness.

the end of Littlestone Road. Turn left in to Madeira Road where the property will be found several hundred yards on the right hand side.

Directions: From New Romney, take the B2071 (Littlestone Road) to Littlestone where Madeira Road will be found on the left hand side towards





**APPROX. GROSS INTERNAL FLOOR AREA 6617 SQFT / 619.7 SQM**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

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