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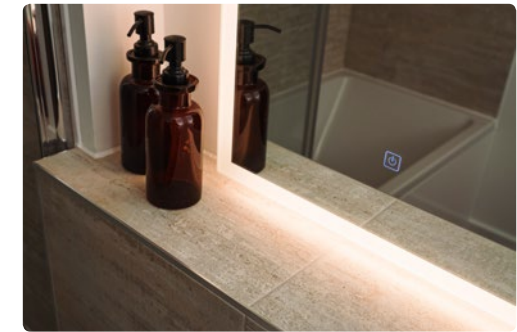
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Goshawk, The Maude, New Romney TN28 8LQ

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Goshawk, The Maude, New Romney TN28 8LQ

- Substantial Newly Built Detached Family Home
- Over 2100 Sq.Ft Of Beautifully Configured Accommodation
- Four Bedrooms & Three Luxury Bathrooms
- Open Plan Living Area With Bifold Doors
- Two Additional Reception Rooms & Separate Utility
- Enclosed Rear Garden With Patio Sun Terrace
- Double Car Port & Substantial Driveway
- Close To Local Amenities & Good Schools

SITUATION:

The Maude is located in the heart of New Romney's thriving community, with its sports and recreation grounds bordering the development. Here, you will find a local football, netball, and cricket club. The leisure centre, cinema, library, and bustling high street with independent shops and eateries are all less than half a mile away. Towards the coast, you can indulge your adventurous side with a host of outdoor activities, including sailing, windsurfing, swimming, and golf.

The Dymchurch and Hythe Railway, known as "Kent's Mainline in Miniature," connects the Cinque Port town of Hythe with Dungeness, a national nature reserve. From the development, it is within walking distance to St. Nicholas Primary and Marsh Academy Senior School. A little further afield, there is the popular Brockhill Park Performing Arts College, Folkestone Grammar School for Girls, and Harvey Grammar School for Boys, all accessible by public transport.

Hythe, just 9 miles away, is home to beautiful hotels with stunning views overlooking the beach. Behind it, swathes of parks and greenery lead to the Napoleonic-era Royal Military Canal, which stretches for 28 miles, offering cycle and walking routes.

The artistic seaside town of Folkestone is around 10 miles away, and its ongoing regeneration has been underway for several years. This includes the creation of a new creative quarter, improved transport links, and a large-scale redevelopment project along the seafront. The Folkestone Triennial Festival, founded in 2008, takes place every three years and draws international artists who exhibit their work throughout the town. Many pieces remain on display, attracting cultural tourists.

Rye, just 11 miles away, features ancient medieval streets clustered around a sandstone hillside. Its array of independent shops, cafés, and restaurants makes it a wonderful place to visit.



THE MAUDE BY AKEHURST HOMES:

This small, exclusive development has been thoughtfully designed and expertly crafted, blending architectural excellence with meticulous attention to detail. The homes are built using the finest sustainable materials, ensuring both elegance and eco-friendliness.

Every effort has been made to achieve exceptional energy efficiency, incorporating outstanding insulation, high-performance double glazing, low-energy lighting, and an advanced Hive smart heating system.

To support local wildlife and promote sustainability, hundreds of trees and hedges have been planted. Eco-conscious construction practices and the use of responsible resources further enhance the environmental integrity of the development.

Each property is unique, with distinctive kitchen and bathroom designs. Standard features include high-quality Vado and Roca sanitary ware, Grohe taps, Benchmark

kitchens with integrated appliances, oak internal doors, and brushed chrome fittings.

The exterior of the homes combine composite weatherboarding with exposed brick, creating a visually appealing and individual façade. Each property offers off-road parking and an electric point, where an electrical vehicle charger could be installed ensuring both convenience and sustainability.

GOSHAWK:

A substantial detached four bedroomed family residence offering over 2,100 sq. ft. of beautifully configured accommodation, featuring a wonderfully bright and light open-plan living area with bi-fold doors leading to the generous garden.

The kitchen is fitted with an array of handleless wall and floor units, finished with Silestone worktops. All main appliances are integrated and include a Bosch double oven, fridge-freezer, induction hob, and dishwasher. The large island offers additional storage and

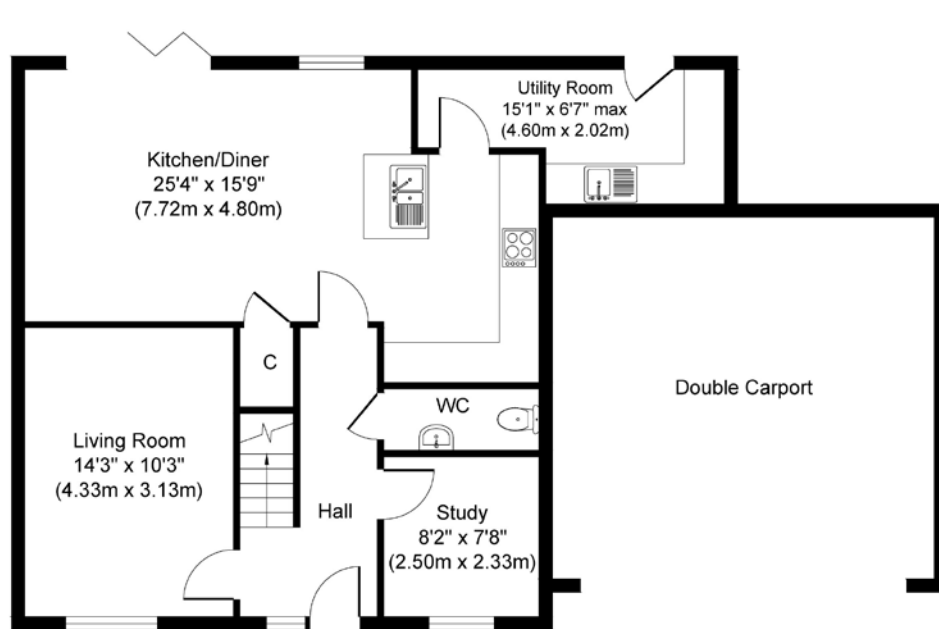
a breakfast bar seating area.

The space is complemented by a utility room/ boot room, which provides plenty of space for laundry appliances and offers additional access to the rear garden. The ground floor is further enhanced by a separate sitting room and an additional reception room, ideal for a snug or home office.

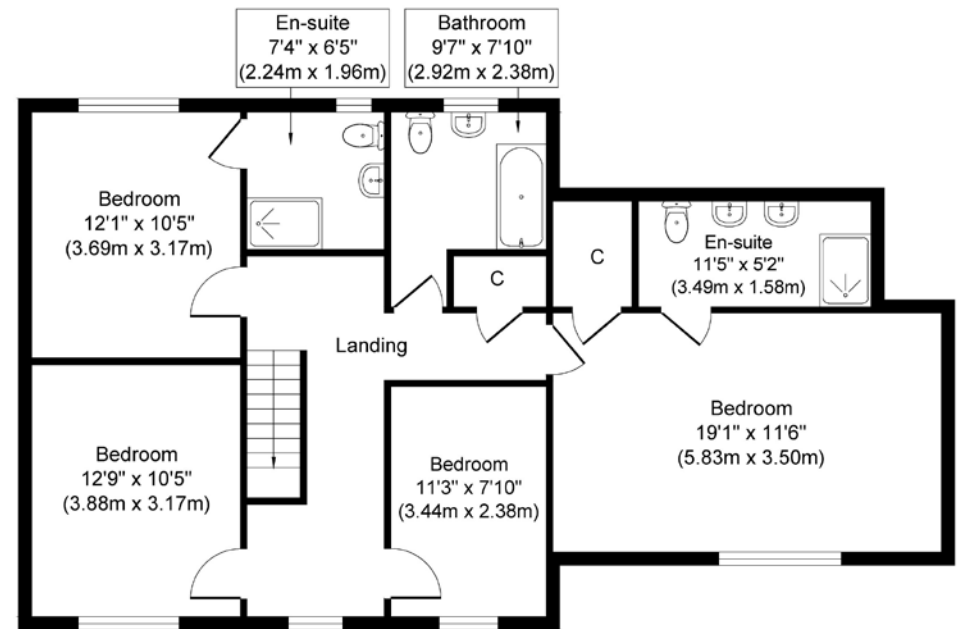
On the first floor, a large galleried landing leads to four double bedrooms (two with en-suites) and a well-appointed family bathroom. The largest bedroom is almost 20ft long, with built-in wardrobes, and features a luxury en-suite with double sinks and a shower enclosure.

OUTSIDE:

The bi-fold doors open onto a sun terrace, offering plenty of space for alfresco dining. The rest of the garden is mainly laid to lawn and enclosed by fencing. To the front of the property, there is a double carport and a driveway with parking space for several cars.



Ground Floor
Approximate Floor Area
1162 sq. ft
(107.9 sq. m)



First Floor
Approximate Floor Area
946 sq. ft
(87.9 sq. m)



TOTAL FLOOR AREA: 2108 sq. ft (196 sq. m)



EPC RATING
B



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
All services are mains connected
ICW 10 Year Warranty

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