



Linnet, The Maude, New Romney TN28 8LQ

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



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- Striking Semi Detached Newly Built Home
- Three Bedrooms & Two Luxury Bathrooms
- Kitchen Breakfast Room With Integrated Appliances
- Beautiful Open Plan Living Room
- High Specification & Quality Of Finish
- Sustainable Development By Akehurst Homes
- Exceptionally Energy Efficient
- Off Road Parking & Enclosed Garden

SITUATION:

The Maude is located in the heart of New Romney's thriving community, with its sports recreation grounds bordering the development. Here, you'll find a local football, netball, and cricket club. Additionally, a leisure centre, cinema, library, and the bustling high street with independent shops and eateries are all less than half a mile away.

The Dymchurch and Hythe Railway, known as "Kent's Mainline in Miniature," connects to the Cinque Port town of Hythe and the Dungeness National Nature Reserve. Towards the coast, you can explore a variety of outdoor activities, including sailing, windsurfing, swimming, and golf.

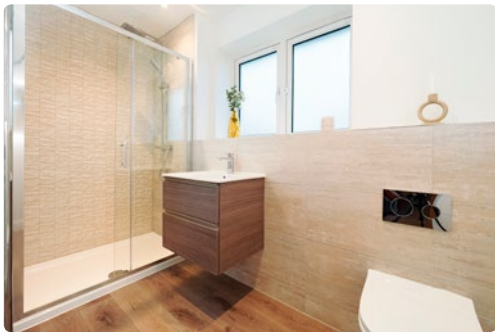
From the development, you can walk to St Nicholas Primary and Marsh Academy Senior School. A little further away, you'll find the popular Brockhill Park Performing Arts College, Folkestone Grammar School for Girls, and Harvey Grammar School for Boys—all accessible by public transport.

Hythe, just 9 miles away, is home to some 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 and offers cycle and walking routes.

The artsy seaside town of Folkestone is around 10 miles away. Regeneration has been underway for a few years, involving everything from the new creative quarter to improved transport links and the huge redevelopment project along the seafront.

The Folkestone Triennial Festival, founded in 2008, takes place every three years and draws international artists to exhibit their work around the town. Many of the pieces remain in Folkestone, attracting cultural tourists.

Rye, just 11 miles away, is home to ancient medieval streets clustered around a sandstone hillside. An 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, 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.

LINNET:

This striking three-bedroom semi-detached new build offers almost 1,100 sq.ft of well-configured accommodation. It has been cleverly designed with open-plan living areas and a spacious first floor, featuring two luxury bathrooms.

An entrance hall with a cloakroom and coat closet leads through to a dual-aspect kitchen/breakfast room with French doors opening to the garden. The kitchen is fitted with a range of units that integrate all main appliances,

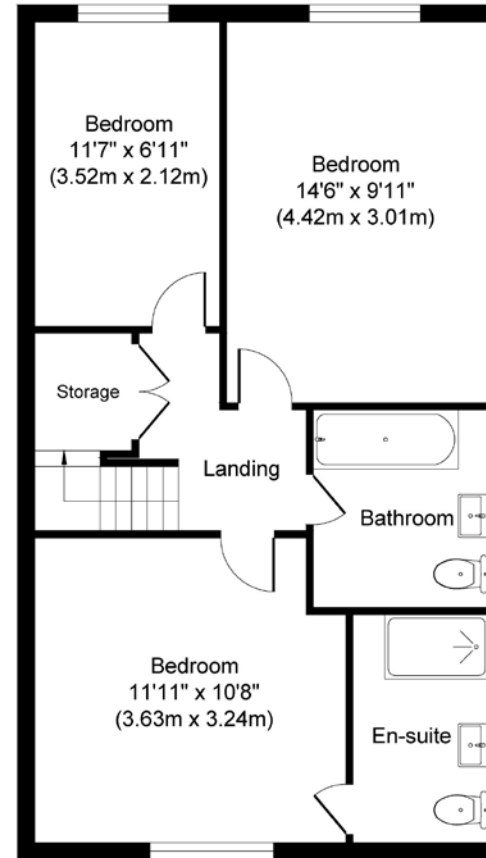
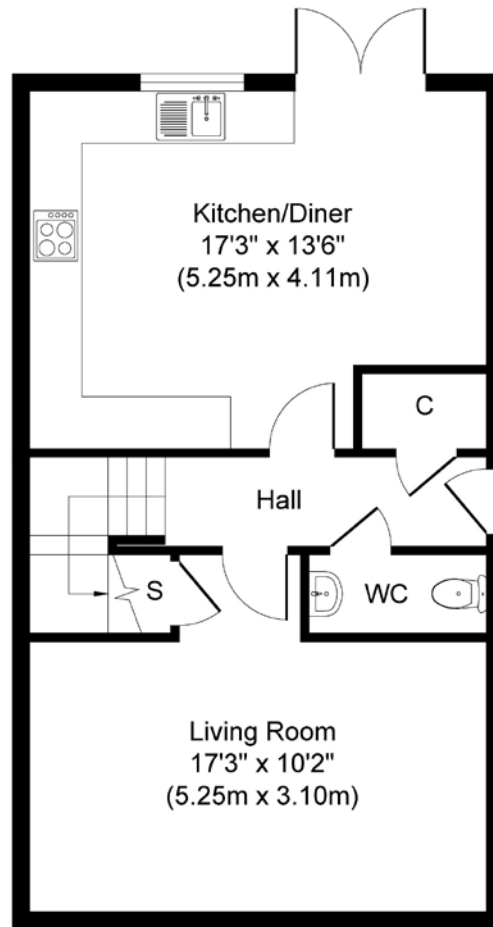
including a cooker, hob and extractor fan, fridge freezer, and dishwasher. The ground floor is complemented by a dual-aspect 17-ft living room, offering plenty of space for relaxation and entertaining.

To the first floor, there are three bedrooms and a well-appointed family bathroom, which includes a shower over a Vado bathtub, a basin set within a vanity unit, and a Roca WC.

The main bedroom has an en-suite shower room with the same high-quality fixtures found in the main bathroom.

OUTSIDE:

The garden is fully enclosed and mainly laid to lawn, with a patio sun terrace accessible directly from the French doors. There is a pathway leading to the rear access. The outside space is further enhanced by off-street parking.



TOTAL FLOOR AREA: 1066 sq. ft (99 sq. m)



EPC RATING
B



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
All services are mains connected
10 Year Building Warranty

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