



**LITTLESTONE. NEW ROMNEY**

**GUIDE PRICE £895.000 FREEHOLD**



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



Dark grey kitchen cabinets housing built-in ovens. A small white sticker on the lower oven reads "2 YEARS FREE".

Upper dark grey kitchen cabinets with a white countertop and a stainless steel sink.

Central kitchen island with a white countertop, dark grey base, and a built-in cooktop.

Two cylindrical pendant lights hanging from the ceiling over the island.



Samphire House  
Madeira Road  
Littlestone  
TN28 8QX

### SITUATION

Samphire House is situated on Madeira Road one of the most highly and well-regarded locations of Littlestone. Sitting proudly within its plot and boast magnificent views out over the English Channel, whilst the rear garden enjoys views out over the prestigious Littlestone Golf course.

New Romney is one of the original Cinque Port Towns which offers a quaint busy high street, offering local amenities public houses/restaurants coffee shops, individual shopping and Sainsbury's supermarket, which lies approximately a mile away. There are two golf courses one being a championship course which is walking distance from the properties, as is the beach front.

The Romney Hythe & Dymchurch light railway runs through New Romney, down to Dungeness and to the pretty Cinque port town of Hythe.

The market town of Ashford is within easy reach which is home for the remodelled McArthurGlenn designer outlet.

Recreation facilities around the area include sports centre, swimming pools, Cineworld, bowling, and fishing sailing and water sports can be found along the coast.

Connection is also good with easy access on the A249. Which links into the M20, M25, and M2 motorway networks.

Ashford International operates the high-speed train into London St Pancras within 38minutes. The Channel Tunnel Terminal and the Port of Dover provide services to the continent.



## DESCRIPTION

Samphire house is a newly built executive cutting edge four-bedroom coastal contemporary home. Using the best craftsmanship, this stunning home is built to an extremely high standard and specification, with a clever mix of steel, glass and concrete clad, complemented with a monocouche render, which creates an extremely eye catching and stylish finish.

The small development comprises of one detached and a pair of Semi-detached houses, with the accommodation arranged over three floors which provides versatile living space, to accommodate the modern family.

Internal features are equally impressive, which include beautifully high specification German Schuller kitchens with AEG integrated appliances and quartz worksurfaces, seamless contemporary bathroom suits, stylish flooring, and stunning aluminium windows, full height sliding doors, which creates space, and uninterrupted views. The properties for peace of mind and security have a 10-year Builders Advantage Warranty.

## OUTSIDE

To the front of the properties are lawn with resin pathway and brick driveway which provide parking complemented with low hedging.

The rear gardens are mainly laid to lawn with sun terraces, fenced boundaries and views out over the golf course.

## VIEWINGS

Strictly by appointment through Whitney Homes  
E: [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)  
Tel: 01303262853



## FEATURES

- **Entrance hall**, stairs to first floor
- **Open plan Kitchen / dining room** with beautifully fitted German Schuller fitted kitchen, with AED integrated appliances, island with hob and extractor, complimented with quartz worksurfaces, stylish flooring, and impressive aluminium full height sliding doors, with uninterrupted views out over the garden and golf course.
- **Well fitted utility room and WC**
- **Sitting room**, full height windows
- **First floor**, stairs to second floor, impressive vaulted ceilings.
- **Bedroom 1 & 2**, Juliet balconies with sea and golf course views.
- **En-suite bathrooms**
- **Second Floor**
- **Bedrooms 3 & 4**, with Juliet balconies, sea and golf course views
- **En-suites**, shower rooms
- **Landscaped garden**, with sun terrace stylish lawned, with fenced boundary.
- **Parking**
- **Golf course & sea views**
- **10-year Builders Advantage Guarantee**

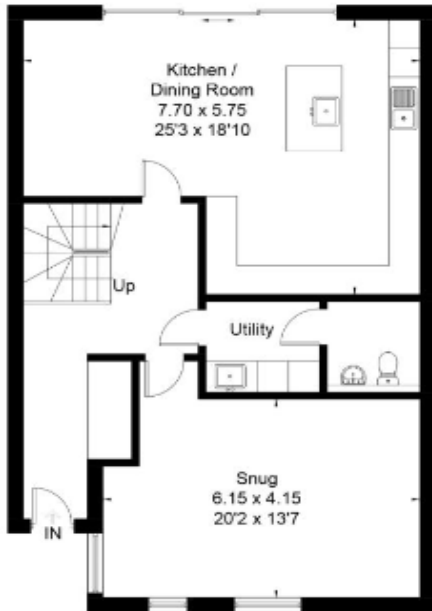
## PROPERTY INFORMATION

Services: main water, electricity, gas and drainage  
Local Authority: Folkestone & Hythe District Council.  
Council tax Band, TBA

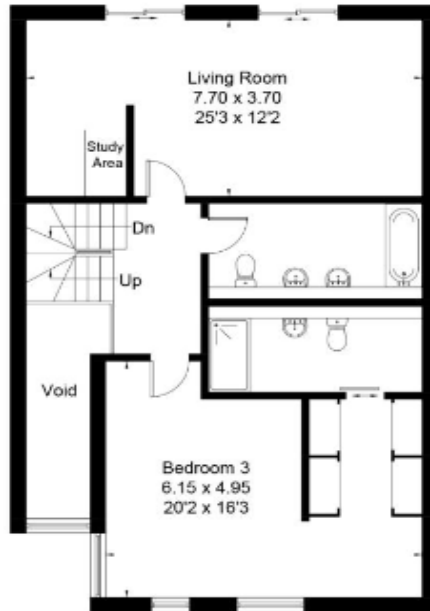


# Detached Property

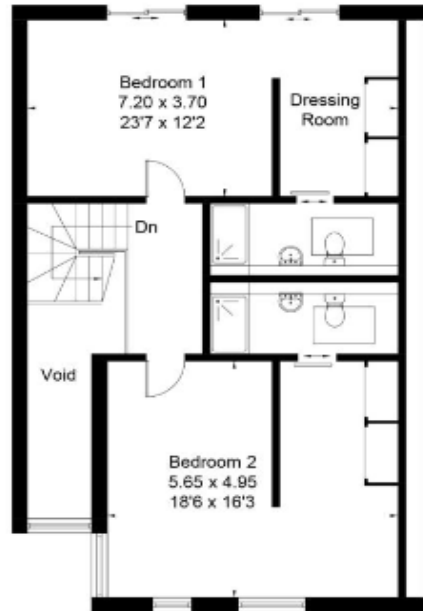
Approximate Floor Area = 250.9 sq m / 2701 sq ft (Excluding Void)



Ground Floor



First Floor



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 283151



**Disclaimer**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes  
Hythe

01303 262853  
info@whitneyhomes.co.uk



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