



**St Clements,  
Old Romney, Romney Marsh, Kent TN29 9SL**

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Guide Price : £865,000**

**Situated in a tucked away position with stunning views across the Romney Marshes towards Camber, St Clements offers a rare and exciting opportunity to purchase a substantial 5-bedroom family home with a large garden and enormous potential for flexibility of use, in a most enviable location close to the Kent coast.**

**The present owners have lovingly overseen the extension and renovation of this former vicarage to exacting standards, giving it a wonderfully modern look and feel throughout.**

**If desired, its adaptable layout would certainly allow for the creation of two separate living spaces (stp), ideal if you are a family with more than one generation living together, with the benefit of air conditioning in a majority of the rooms.**

**In addition to the main house, there are a number of extensive outbuildings including a double garage with workshop, storage and office space, a self-contained summerhouse and a further purpose-built store.**

**This unique property comprises almost 6,284 square feet in total.**

- Substantial, detached 5 bedroom family home
- Modernised to a high specification throughout
- Enormous scope for flexibility of use / dual occupancy
  - Total site area of circa 0.8 acres (unmeasured)
- Outbuildings providing garaging, office space and storage
  - Self-contained timber summerhouse
  - Accessible rural location with far reaching views
- Close to historic Cinque Port towns of Tenterden and Rye
  - High speed rail link from Ashford

**SITUATION :** St Clements enjoys a tucked away location along a quiet country lane in the centre of the village of Old Romney. The nearby small town of New Romney offers a good selection of independent stores and local facilities. More comprehensive facilities can be found in the historic Cinque Port town of Rye (approximately 10 miles distant) and the market towns of Hythe and Ashford (approximately 16 miles distant).

A variety of educational opportunities exist in both the private and state sector at all levels and this property is also within the catchment for the Ashford Grammars. Ashford International offers the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). The surrounding unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offer many wonderful opportunities for walking, cycling and watersports.

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**Warner Gray**



With its large, flexible layout, good sized grounds and extensive outbuildings, this property could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy the "good life".

Accommodation (see floor plan for room sizes):

This beautifully presented, individually designed, high specification home has a lovely established modern country feel. Although extended over recent years, the exterior still reflects the original design of the 1930's vicarage, while the inside has a contemporary feel, with stylish, light, generous rooms that have been designed with modern living in mind.

The heart of this home is most definitely the fabulous kitchen with its open plan dining area and adjacent family room / snug. There is also a separate sitting room which has views over and access to the garden beyond. For busy families, this property exudes practicality, with large amounts of built-in storage and a utility room that even has a laundry chute from the master suite upstairs!

The three bedrooms on the ground floor are all good size doubles, one of which has an en-suite bathroom, while the

other two are served by a handy cloakroom and separate luxury family bathroom. But it is the master suite upstairs, with its impressive bedroom, enormous en-suite bathroom, walk in wardrobe and stunning countryside views that really has the "wow" factor.

There is also a useful additional double bedroom on this floor that could serve as a dressing room for the master suite or as a nursery / study.

**Outbuildings:** There are two separate detached outbuildings, one at each end of the garden. The first houses a double garage, workshop and storage space on the ground floor, whilst on the first floor there is additional extensive storage space and potential office space. There is an adjacent double bay car port and the other outbuilding which is divided into two also provides a good amount of square footage for storage, including an attached store for logs.

**Summerhouse:** This self-contained timber building benefits from an open plan living area with kitchenette and modern shower room. At present, it is used to accommodate family members when needed, but due to the fact that this property is situated in a highly desirable tourist area, it could provide a

possible commercial opportunity for any new owner as a holiday let or Air B & B, subject of course to the necessary permissions.

**OUTSIDE:** Set within the heart of the beautiful Romney Marshes with far reaching views towards the coast and grounds of circa 0.8 of an acre (unmeasured), this property enjoys a lovely semi-rural position and yet is still within easy reach of all the local amenities.

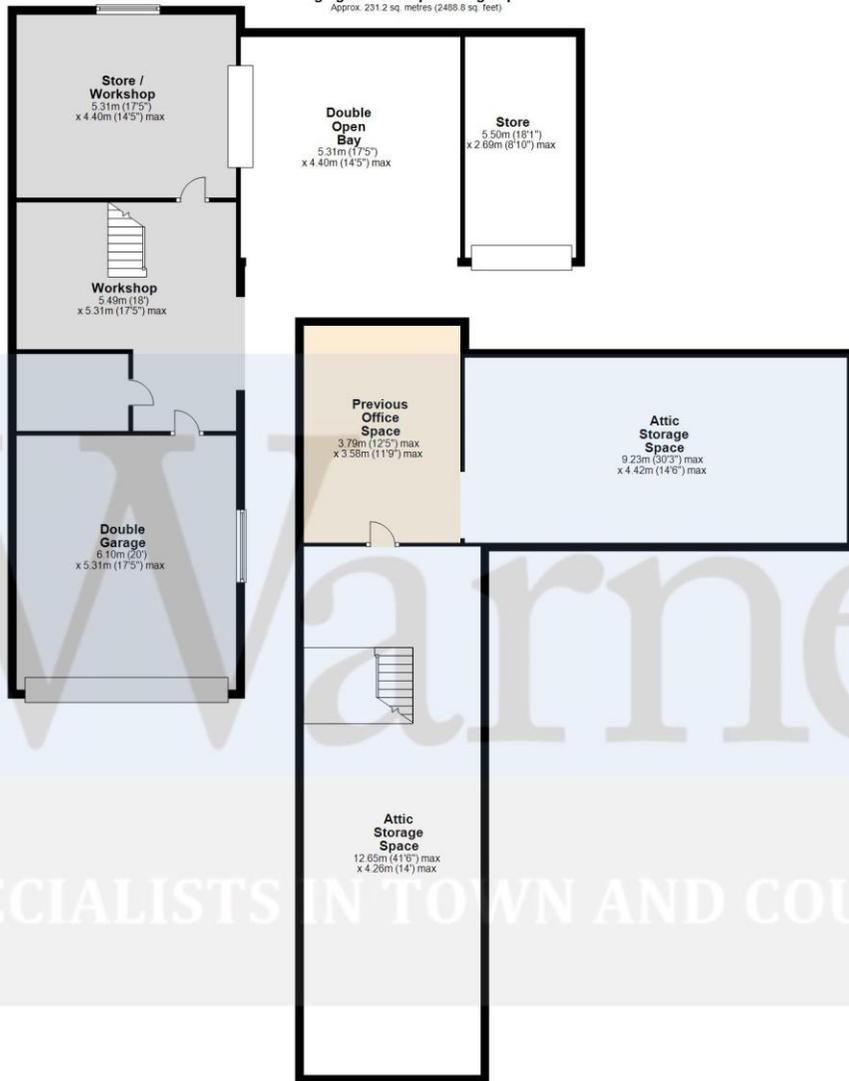
St Clements is approached through automated gates onto a driveway that provides plentiful parking. A beautiful ancient beech tree at the beginning of the drive makes a wonderful feature. The large flat lawned grounds that surround the house are mainly south facing and provide a haven for children and gardener's alike.

**SERVICES** Mains water and electricity. NB: 16 solar panels provide electricity and an annual return. Private drainage. Oil fired central heating. EPC: tba. Local Authority: Folkestone and Hythe District Council.

**Viewing by appointment through WarnerGray 01580-766044**



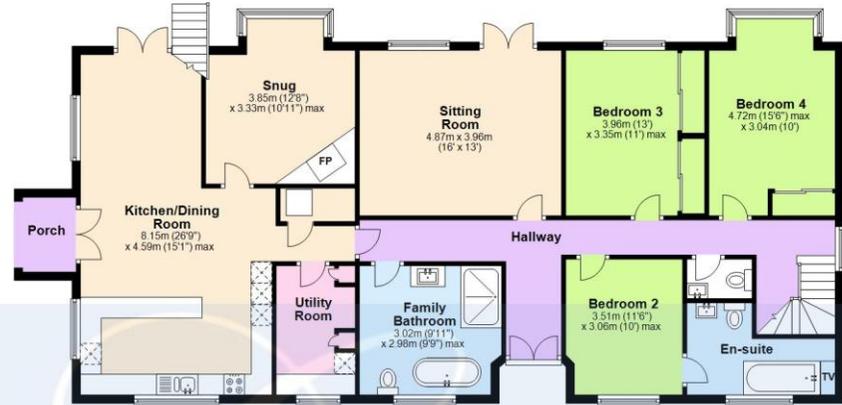
**Garaging / Workshop / Storage Space**  
Approx. 231.2 sq. metres (2456.8 sq. feet)



**Summerhouse**  
Approx. 36.5 sq. metres (393.2 sq. feet)



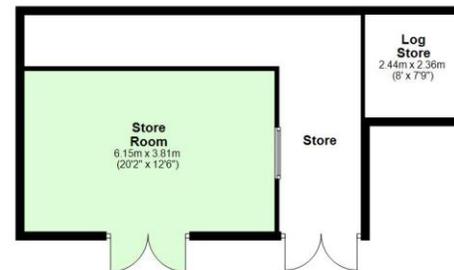
**Ground Floor**  
Approx. 151.7 sq. metres (1633.0 sq. feet)



**First Floor**  
Approx. 94.8 sq. metres (1019.9 sq. feet)



**Outbuilding**  
Approx. 69.7 sq. metres (749.9 sq. feet)



Total area: approx. 583.9 sq. metres (6284.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



