

A vertical stem of a yellow flower, possibly a beach morning glory, is the central focus. The flower is in bloom, with a bright yellow petal and a darker yellow center. The stem is green and has several small, unopened buds. The background is a blurred beach scene with sand, dunes, and the ocean under a blue sky with light clouds.

The Maude

NEW ROMNEY | KENT | TN288LQ

The logo for Andrew & Co Estate Agents is located in the bottom center. It features a stylized orange house icon with two windows above the text. The text "ANDREW & CO" is in a bold, serif font, and "ESTATE AGENTS" is in a smaller, sans-serif font below it, flanked by two horizontal lines.

ANDREW & CO
ESTATE AGENTS

Nestled in the charming town of New Romney, where history meets modernity, lies The Maude—an exquisite ensemble of contemporary homes. With its idyllic high street, pristine sandy beaches, and breathtaking countryside, this location offers a picturesque setting for those seeking a truly remarkable lifestyle.

Designed with meticulous attention to detail, The Maude boasts a collection of homes crafted with a perfect blend of functionality, ample space, and luxurious features. These homes are thoughtfully designed to cater to your present needs and are built with the future in mind, ensuring that they adapt seamlessly to your evolving lifestyle.

Each home within The Maude embodies a harmonious fusion of modern design and timeless elegance. From the meticulously crafted interiors to the carefully curated finishes, every element has been carefully selected to create an atmosphere of refined sophistication.

Experience the joy of spacious living areas that invite natural light, providing a sense of openness and tranquility. The well-appointed kitchens are equipped with state-of-the-art appliances and

ample storage, making them an ideal space for culinary enthusiasts and avid entertainers alike.

The Maude is not just a place to live; it is a sanctuary that embraces the essence of a fulfilling life. Step outside and immerse yourself in the beauty of the surrounding landscapes, whether it's taking a leisurely stroll through the historic high street, feeling the sand between your toes on the nearby sandy beaches, or exploring the breathtaking countryside.

Discover a home that transcends expectations and offers a truly unparalleled living experience. At The Maude, every detail has been carefully crafted to ensure that your dreams of a luxurious and fulfilling lifestyle become a reality.



Site Plan



House Type

- 2 Bed Semi-Detached 'Lapwing'
- 2 Bed Terraced 'Bunting'
- 3 Bed Semi-Detached 'Linnet'
- 3 Bed Terraced 'Skylark'
- 4 Bed Semi-Detached 'Partridge'
- 4 Bed Detached 'Goshawk'



Lapwing

Two bedroom semi detached home. Comprising of large living room, separate kitchen, two double bedrooms and family bathroom. You also have a lovely sized garden and off street parking.



Bunting

Two bedroom mid terrace home. Comprising of large living room, fitted kitchen, Two double bedrooms, family bathroom. Also you have a generous garden space and off street parking.



Linnet

Three bedroom semi detached home. Comprising of spacious entrance hall, living room, separate kitchen, Three good sized bedrooms, ensuite to master bedroom, family bathroom. This home has a good sized garden and off street parking.



Skylark

Three bedroom mid terraced home. Comprising of entrance hall, spacious living room, separate kitchen, three generous bedrooms, master ensuite shower room, family bathroom. You also have a wonderful private rear garden and off street parking.



Partridge

Four bedroom semi detached family home. Comprising of large living room, separate kitchen, three good sized bedroom on first floor with family bathroom. Master bedroom on second floor with ensuite shower room. With a generous garden and off street parking.



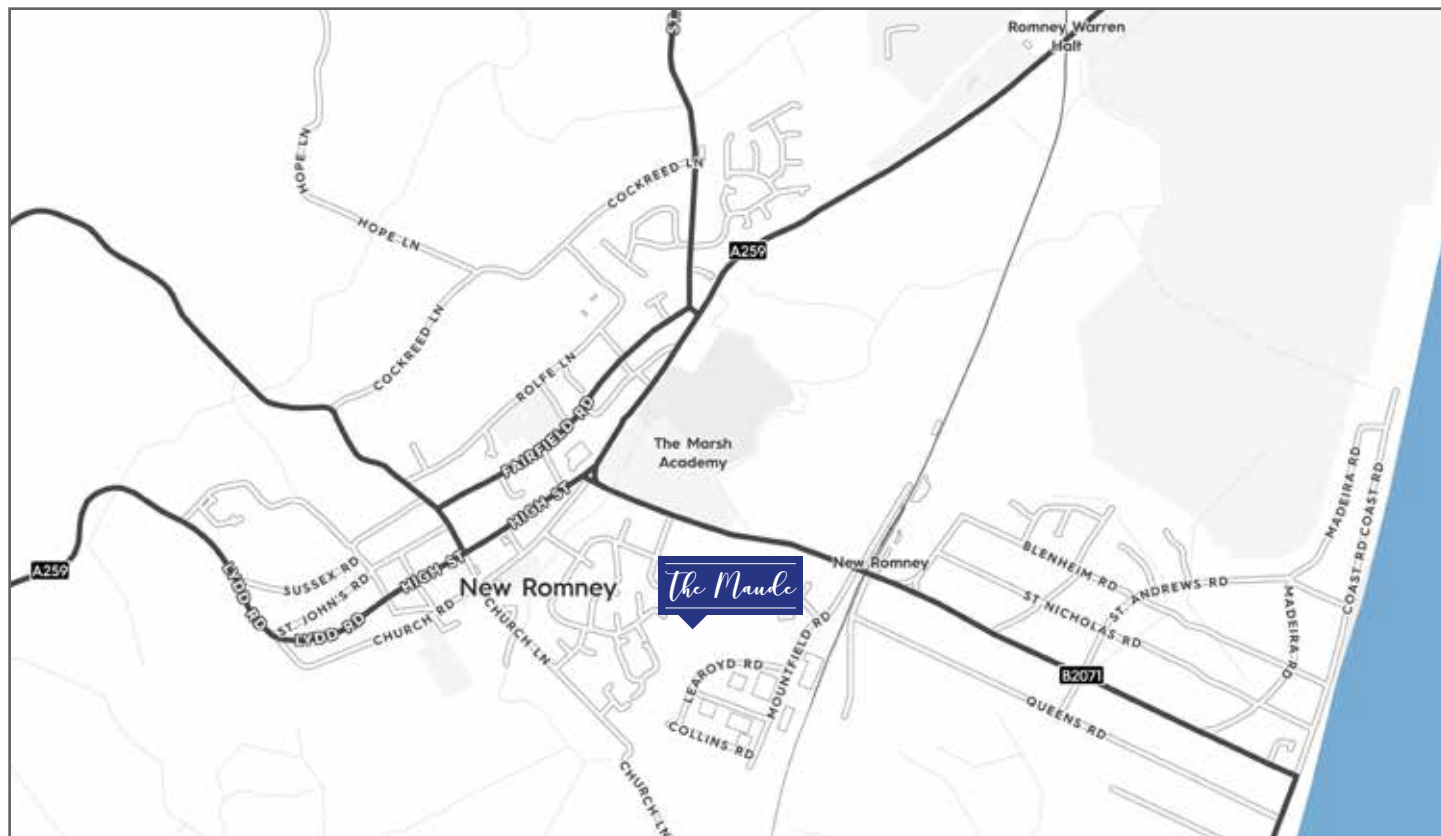


Goshawk

Four bedroom detached family home. Comprising of open plan living/family room, separate living room, utility room, study, four generous bedrooms, two ensuite bedrooms, family bathroom and double car port. This home has a generous garden and off street parking.



Perfectly Placed



LOCAL AMENITIES

Leisure centre:	0.5miles
Cinema:	0.5miles
Sainsburys:	0.5miles
High Street:	0.5miles
Library:	0.5miles
Romney Hythe & Dymchurch railway:	0.7miles
Bowls club:	0.6miles
Cricket club:	0.1miles
Football club:	0.1miles
Garden railway:	0.5miles
Sailing club:	1.8miles
Kite Surfing School:	3.9miles
Golf club:	1.3miles
Port Lympne Wild Animal Park:	6.2miles
Littlestone Beach:	1.2miles
Dymchurch Beach & Amusement:	3.9miles
Camber Sands:	9miles
Hythe Beach:	9.5miles

EDUCATION

Seashells Nursery:	0.1miles
St Nicholas COE Primary Academy:	0.5miles
Greatstone Primary School:	2.8miles
Lydd Primary School:	4.2miles
Marsh Academy Senior School:	0.5miles
Brockhill Park Performing Arts College:	6miles
Folkestone Grammer School for Girls:	8.6 Miles
Harvey Grammer School for Boys:	10miles

TRAVEL

Sandling Railway Station:	6.5miles
Appledore Railway Station:	10.9miles
Westernhanger Railway Station:	74miles
Folkestone West (Highspeed):	9.1miles
Folkestone Central Railway Station:	9.7miles
Ashford International Railway Station	13.6miles
M20 J10a	14 Miles
M20 J11	8.4 Miles
Dover Port	19.5miles
Channel Tunnel (Le Shuttle)	10.9 Miles

Specification

KITCHENS:

- Fully Fitted and integrated handleless Benchmark Kitchen
- Integrated Bosch appliances: Oven, Electric hob, Dishwasher, Fridge/freezer - Homecare Upgrade Option – NEFF*
- Quartz Work Top as a Homecare Upgrade Option*
- Space for Washer Dryer / Washing Machine and Dryer in Utility**
- LED downlights & under cabinet lighting
- Tile or sealed wood flooring

*Subject to build stage ** Subject to house design

BATHROOMS, CLOAKROOMS & ENSUITES:

- Roca sanitary ware
- HG showers and taps
- Chrome heated towel rails
- LED lit mirrors with shaver sockets (main bathroom)
- Tile or sealed wood flooring

HEATING:

- Gas fired central heating
- Vaillant combi boiler
- Radiators throughout

COMMUNICATION:

- Fibre optic connection to the property
- Terrestrial TV & satellite sockets in main rooms

INTERNAL FINISH:

- Oak safety internal doors
- Chrome ironmongery
- Chrome light switches
- USB power points integrated within leading wall sockets
- Patio doors to rear garden
- Mains supplied smoke & carbon monoxide detectors
- Tile or sealed wood in utility rooms**
- Fitted carpet in living rooms, hallways, stairways and bedrooms*

* Homecare upgrade option ** Subject to house design

EXTERIOR:

- Block paved driveways
- Landscaped front and rear gardens
- Patio area and external lighting
- Outside tap
- Car charging point*

* Homecare upgrade option



About Akehurst Homes



AWARDS & ACHIEVEMENTS

Akehurst Homes was shortlisted for the Prestigious RICS Awards in 2019. The RICS Awards bestow both local and global recognition. They recognise industry leading achievements and demonstrate the upholding of the highest standards of professionalism and ethics by individuals and teams across the built and natural environments.



WARRANTY PROVIDER

Each home at The Maude, will come with a ICW 10yr Warrantee.
Find More: Homeowners | ICW Insurance Services (i-c-w.co.uk)

AFTERCARE

Akehurst Homes, provide a 2yr Builder Warranty to give homeowners peace of mind. On your move in day, the property will be handed over by the Akehurst Homes team where they will guide you through your new home and provide you with your Home User Guide.

MEET THE TEAM



Richard Surtees -
Site and Aftercare
Manager



Ross Barker -
Site administrator and
aftercare administrator





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