



49 High Street, Hythe, Kent CT21 5AD



**THE OLD APPLEYARD,
2 THE OVAL, DYMCHURCH**

£565,000 Freehold

Situated on a private road in one of Dymchurch's most coveted locations, this substantial detached bungalow occupies a generous plot and is surrounded by delightfully secluded gardens. The versatile accommodation includes 2 reception rooms, conservatory and 3 double bedrooms. Double garage, ample parking. EPC E.



The Old Appleyard

2 The Oval, Dymchurch TN29 0LR

Entrance Vestibule, Reception Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Three Bedrooms (one En-Suite), Bathroom. Double Garage, Ample Parking, Delightfully Secluded Gardens

DESCRIPTION

The Old Appleyard is a unique property in a particularly desirable private road on the edge of this popular village. This spacious detached bungalow occupies a generous plot and is surrounded by its delightfully secluded, manageable gardens.

The bungalow offers versatile accommodation of particularly comfortable proportions including an entrance vestibule, a large and welcoming entrance hall leading to the dual aspect sitting room which is open plan to the dining room which, in turn, leads to the kitchen. There is also a lovely conservatory uniting the property with its gardens. There are three double bedrooms, the principal room with an en-suite shower room, there is also a family bathroom and utility room.

With a wide frontage to The Oval, the property benefits from ample parking on the double width driveway which also provides access to the detached double garage. EPC Rating Band E.

SITUATION

The Oval is widely considered as being one of Dymchurch's most exclusive locations enjoying direct access to the Sea Wall and the long, sandy beach and being only half-a-mile from the centre of the seaside village of Dymchurch which enjoys play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes and local butchers etc. There is also a station for the Romney Hythe and Dymchurch Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and obscured double glazed door, tiled floor, obscured glazed door to:

ENTRANCE HALL

A generous space incorporating built-in heated linen cupboard and separate coats cupboard, coved ceiling, access to loft space via hatch fitted with loft ladder, radiator, obscured glazed door and windows to conservatory, doors to:



SITTING ROOM

Attractive fireplace surround and tiled hearth, wall light points, coved ceiling, two double glazed picture windows to side and rear overlooking the gardens, radiator, open plan to:

DINING ROOM

Pair of wall light points, coved ceiling, double glazed casement doors opening to and overlooking the garden, radiator, obscured sliding door to:

KITCHEN

Fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Neff dishwasher, rolltop worksurfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, four burner Neff hob, tiled splashbacks, coordinating wall cupboards, integrated Neff eye-level double oven/grill, space for freestanding fridge/freezer, double glazed window to front overlooking the garden, radiator, archway returning to entrance hall.

BEDROOM ONE

Comprehensive range of built-in wardrobe cupboards, flights of drawers and coordinating bedside tables, double glazed window to rear overlooking the garden, radiator, double doors to:

EN-SUITE SHOWER ROOM

Twin sized tiled shower enclosure fitted with Aqualisa thermostatically controlled shower, range of built-in vanity cupboards with rolltop worksurface inset with wash basin with mixer tap, low-level WC with concealed cistern, bidet, tiled floor, tiled walls, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder rack towel rail.

BEDROOM TWO

Used by the current owners as a dining room, double glazed window to rear overlooking the garden, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower, tiled shower enclosure with Aqualisa thermostatically controlled shower, wash basin set into worktop with vanity cupboard below, low-level WC with concealed cistern, tiled floor, part tiled walls, extractor fan, obscured double glazed window to front, radiator with heated towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a mature privet hedge affording a great deal of privacy and is entered via a wrought iron gate. A paved pathway leads to the front door and extends to either side of the house giving access to the drive and to the rear garden. The remainder of the front garden is predominantly topped in shingle for ease of maintenance dotted with variety of ornamental grasses, acanthus and other plants. Alongside the front garden, enclosed by a trellis work fence, is a well tended fruit garden with raspberry canes and strawberries etc.

REAR AND SIDE GARDENS

To the side of the house is an expanse of lawn backed by a mature Evergreen hedge and edged by a shallow border planted with roses. To the end of this and running across the rear of the property is a further area topped with gravel for ease of maintenance with stepping stones leading to the conservatory, this area is backed by a raised bed planted with geraniums, carnations, sedum and hebe amongst others. Alongside this is a timber framed open summer house screened by mature shrubs including a sambuccas and roses and fronted by a shallow paved terrace. To the opposite end of the property is a further expanse of lawn backed by various mature shrubs and specimen trees including laburnum, laurel and Holly.



UTILITY ROOM

Fitted with a range of base cupboard and drawer units incorporating recesses and provision for tumble dryer and washing machine, rolltop worksurface inset with sink and drainer unit with mixer tap, coordinating wall cupboards, tiled floor, double glazed window to side.

PARKING

The double width shingled driveway provides off-road parking for numerous vehicles and access to the:

DETACHED DOUBLE GARAGE

Of brick built construction beneath a pitched, tiled roof, electronically operated up and over door to front, personal door and window to side, power and light.

EPC RATING BAND E

COUNCIL TAX

Band E approx £2537.64 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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The Oval, Dymchurch, TN29



Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft

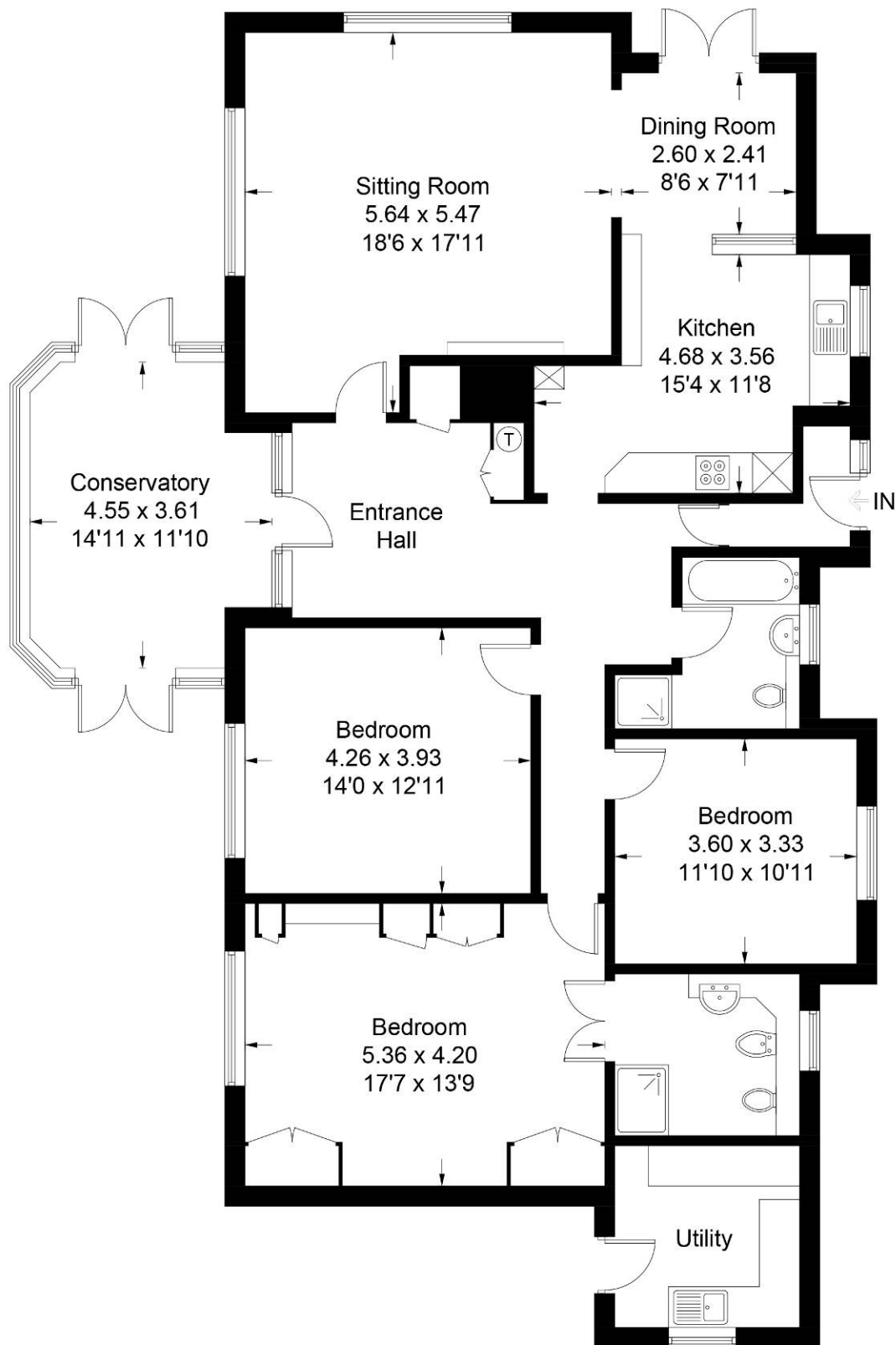


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