



49 High Street, Hythe, Kent CT21 5AD



4 CORNMILL MEWS DYMCHURCH

£405,000 Freehold

This beautifully presented detached family home is situated on a peaceful cul-de-sac and comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, conservatory, cloakroom, four bedrooms (1 with en-suite) and a family bathroom. Gardens, garage/home office & off road parking. EPC C.



4 Cornmill Mews

Dymchurch

TN29 0PR

**Entrance Hall, Kitchen/Breakfast Room, Utility Room, Cloakroom,
Sitting Room, Dining Room, Conservatory,
Principal Bedroom with En-Suite Shower room,
Three Further Bedrooms, Family Bathroom,
Garage/Home Office, Off Road Parking, Delightful Gardens**

DESCRIPTION

This well presented detached Mews style house is situated on a peaceful cul-de-sac where it occupies a generous corner plot and enjoys beautiful views to the rear over open fields (through which the Romney Hythe & Dymchurch Railway runs).

The property enjoys very comfortably proportioned accommodation including a generous sitting room with French doors giving access to the garden, a kitchen/breakfast room, utility room, dining room, cloakroom and conservatory. The first floor landing leads to four comfortable bedrooms, the principal with en-suite shower room, and a family bathroom.

Outside the property is approached via a driveway, providing parking for two cars, at the front of the house which leads to the garage (currently being utilised as a home office). The gardens are delightful and encompass the property to two sides.

SITUATION

Cornmill Mews is in the heart of the popular seaside village of Dymchurch and moments from the long, sandy beach. 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. Dymchurch enjoys a variety of amenities including primary school, doctors surgery, various local shops and a Tesco Express. Nearby New Romney has a greater variety of shopping facilities including a Sainsburys. 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 is just across the road 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 in Hythe 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 HALL

Access to under stairs cupboard, staircase to 1st floor, polished woodblock parquet flooring, radiator, door to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboards and drawer units incorporating integrated Hotpoint dishwasher, wood effect work surface inset with 1 ½ bowl Frankie sink with mixer tap and drainer to side, four burner gas hob with extractor hood above, coordinating wall cupboards, further bank of cupboards with integrated electric double oven and integrated fridge and freezer, coordinating island with further cupboards, coved ceiling recessed lighting, double glazed window to front, radiator, wood effect flooring, archway through to:

UTILITY

Well fitted with a range of base cupboards and drawer units, wood effect work surface inset with a stainless steel sink and drainer unit with mixer tap, tile splashbacks, recess and plumbing for washing machine and space for tumble dryer, coordinating wall cupboards, wall mounted Valiant gas boiler, tiled splashbacks, double glazed doors giving access to the rear garden, recessed lighting, coved ceiling, radiator, wood effect flooring.

CLOAKROOM

Low-level WC, wall hung wash-basin, walls panel to half height, obscure double glazed window, coved ceiling, polished woodblock parquet flooring.

DINING ROOM

Double glazed doors giving access to and looking through the conservatory to the garden beyond, coved ceiling, radiator, open through to sitting room.

SITTING ROOM

Attractive fireplace surround and coordinating hearth, double glazed window and double glazed door giving access to the

garden and with views over open fields, coved ceiling, radiator.

CONSERVATORY

Of UPVC construction above a brick built base under a pitched polycarbonate roof, double glazed doors giving access to the garden, wood flooring.

FIRST FLOOR LANDING

Coved ceiling, light tunnel over stairwell, radiator, doors to:-

BEDROOM 1

Double glazed window to front, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with vanity cupboard below and illuminated mirror above, tiled walls, obscure double glazed window to side, radiator.

BEDROOM 2

Double glazed window to side, coved ceiling, radiator.

BEDROOM 3

Double glazed window to side, coved ceiling, radiator.

BEDROOM 4

Double glazed window to rear with views across open fields, coved ceiling, access to loft space, radiator.

BATHROOM

Free-standing slipper ended bath with chromed claw and ball feet, central mixer tap and handheld shower attachment, low-level WC, wash basin with vanity cupboard below, part tiled walls, heated ladder rack towel rail, recessed lighting, extractor fan, double glazed window to side.



OUTSIDE

FRONT GARDEN

The garden to the front of the property incorporates a generous driveway leading to the garage. Side access can be gained to the:

REAR GARDEN

The gardens to the side of the property are well enclosed by timber panelled fencing and to the side is laid extensively to lawn with borders planted with a variety of shrubs, herbaceous and other plants and incorporates a block paved terrace and access to the garage/home office. Directly to the rear is a further decked terrace spanning the width of the property, the perfect

environment for alfresco dining and enjoying the views over open fields.

GARAGE

(Currently being part utilised as a home office) Up and over door to front, power and light, personal door to the rear.

EPC Rating C

COUNCIL TAX

Band E approx. £2567.34 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

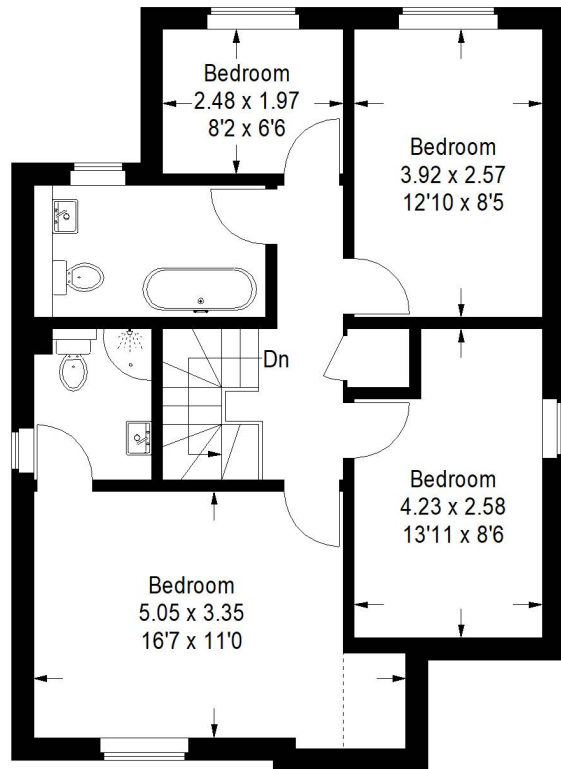


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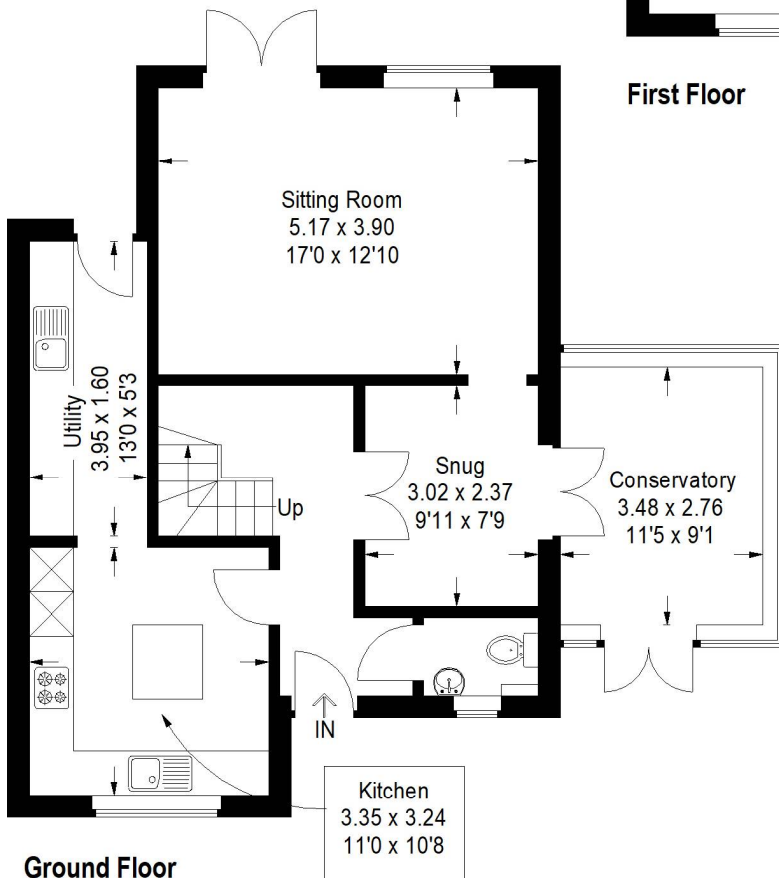


Cornmill Mews, Dymchurch, TN29

Approximate Gross Internal Area
 Ground Floor = 69.1 sq m / 744 sq ft
 First Floor = 60.3 sq m / 649 sq ft
 Total = 129.4 sq m / 1393 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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