



49 High Street, Hythe, Kent CT21 5AD



**GARDEN HOUSE,
LYMPNE PLACE, LYMPNE**

£875,000 Freehold

Occupying a generous plot of circa 0.9 of an acre, this spacious detached bungalow enjoys an idyllic and secluded setting and offers versatile accommodation of approx. 2443 sq ft. Sitting room, kitchen open plan to dining/family room, utility room, six bedrooms (one en-suite). Garaging and ample parking. EPC D.



Garden House

Lympne Place, Lympne CT21 4PA

Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Breakfast Room open plan to Dining/Family Room, Utility Room, 6 Bedrooms (1 en-suite), Bathroom, Separate W.C., Cloakroom, Garage/Workshop, Ample Parking, Secluded Gardens

DESCRIPTION

This substantial detached bungalow occupies a generous plot of approximately 0.9 of an acre affording the property an idyllic and delightfully secluded setting. The bungalow has been the subject of an extensive period of refurbishment and improvement and now offers attractively presented accommodation of particularly comfortable proportions totalling circa 2443 sq ft (plus garage).

The accommodation comprises a welcoming entrance hall leading to a large sitting room with cosy wood burning stove, a smartly fitted kitchen/breakfast room with adjoining utility room and cloakroom and which is open plan to the dining/family room. There are six bedrooms, one used as a study, the principal room with an en-suite shower room and walk-in wardrobe. There is also a bathroom and separate w.c.

The gardens encompass the property to all sides with a lightly wooded area to the rear and wide expanses of lawn. To the front of the bungalow there is a private terrace, ideal for alfresco entertaining. Within the garden there are two timber framed sheds, one supplied with power and light which, with minimal effort could provide a home office. There is also ample parking within the gated driveway/parking area beyond which the large garage and workshop/store are situated.

SITUATION

Positioned between the desirable village of Lympne and Court-At-Street, a pretty Hamlet in an idyllic rural location around 4 miles to the west of Hythe, Garden House is in close proximity to Port Lympne Wild Animal Park, Lympne Castle and there are some lovely walks in the vicinity. Both nearby Lympne and Aldington have very handy convenience stores, well regarded Primary Schools and Public Houses.

A greater variety of facilities can be found in the Cinque Ports Town of Hythe, approximately 4 miles distant, including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, and the Hythe Imperial Hotel with pool, gym and spa etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx. 3 miles), the Channel Tunnel Terminal (6 miles), the ferry port of Dover (16 miles) and Ashford International Passenger Station (10 miles). There is also a main line railway station at Westenhanger (2.7 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford with journey times of less than an hour.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a composite door double glazed window to side, tiled floor, door to:-

ENTRANCE HALL

Access to loft space, door to storage cupboard and doors to cloaks cupboard, recessed lighting, radiator, panelled and glazed door to:-

SITTING ROOM

Attractive feature brick fireplace with recess housing wood burning stove, double glazed window and double glazed doors giving access to the garden, coved ceiling, four wall light points, radiators, doors to bedroom 4 & 5.

KITCHEN

Well fitted with a range of base cupboards and drawers units incorporating recess for and plumbing for dishwasher, square edged worksurface inset with 1 ½ bowl stainless steel sink with drainer to side and mixer tap, recess housing freestanding Stainless steel Belling Range Style cooker (available by separate negotiation) with extractor hood above, coordinating up stands, space for freestanding fridge freezer, coordinating wall cupboards with underlighting, double glazed window to side, access to storage cupboard and larder cupboard, recessed lighting, coved ceiling, timber effect flooring, contemporary vertical radiator, door to utility inner hallway, open through to:-

DINING /LIVING SPACE

Double glazed doors with double glazed panels to either side giving access to the garden, coved ceiling, recessed lighting, timber effect flooring, doors to bedroom 5 & 6.

INNER HALLWAY

Double glazed stable door giving access to the side of the property, tiled floor, door to:-

CLOAKROOM

Low-level WC, wall hung corner wash basin with tiled splashback, obscured double glazed window, radiator.

UTILITY ROOM

Stainless steel sink with drainer unit and cupboards beneath, space and plumbing for washing machine and tumble dryer, wall mounted Veissman gas boiler, double glazed window, tiled floor.

PRINCIPAL BEDROOM

Double glazed window overlooking the gardens, coved ceiling, door to walk in wardrobe, radiator, door to:-

EN-SUITE SHOWER ROOM

Low-level WC with concealed cistern, pedestal wash basin with tiled splashback and mixer tap, tiled shower enclosure with Myra electric shower, timber effect flooring, recessed lighting, extractor fan, double glazed window to side, radiator.

BEDROOM 2

Double glazed window overlooking the gardens, coved ceiling, recessed lighting. Radiator.

BEDROOM 3

Double glazed windows to two sides overlooking the gardens, coved ceiling, radiator.

BEDROOM 4

Double glazed windows to two sides overlooking the gardens, access to loft space, coved ceiling, radiator.

BEDROOM 5

Double glazed windows to two sides overlooking the gardens, coved ceiling, radiator.

BEDROOM 6

Double glazed windows to two sides overlooking the gardens, coved ceiling, radiator.





CLOAKROOM

Low-level WC, pedestal wash basin, obscure double glazed window, recess lighting, radiator.

BATHROOM

P ended shower bath with mixer tap and handheld shower attachment, glazed shower screen, low-level WC, pedestal wash basin with tiled splashback, part tiled walls, recessed lighting, obscure double glazed, radiator.

OUTSIDE

A private driveway serving Lypne Place leads to a wide gate opening to a generous area of parking enclosed by post and rail fencing. To the left of this the drive there is a further area of parking before the **double bay garage/workshop and lock up store.**

From the parking area a pathway leads past a substantial timber shed supplied with power and light (potential to create a home office) through the garden to the front of the property which is enclosed by a combination of mature hedging, and post and rail fencing. To the side of the pathway is a wide border stocked with a variety of shrubs, herbaceous and other plants including weigela, holly, montbretia and peony amongst others. The garden is laid extensively to lawn with specimen shrubs including rhododendrons together with various specimen trees. The path leads between a pair of brick built piers to a generous paved terrace before the main entrance to the property which is afforded a great deal of privacy by trelliswork supporting a climbing rose and a number of other shrubs.

The garden continues with wide expanses of lawn encompassing Garden House with an array of mature trees including weeping silver pear, spruce, horse chestnut and a wide variety of others. There are also borders stocked with fuchsias, hydrangea, roses and a climbing hydrangea festooning the side elevation of the property. The lawn encompasses the property to all sides including the rear where there are further mature trees. A five bar gate gives access to the lane to the side and a personal gate leading to the same area. Also within this area of the garden is a substantial timber framed garden shed.

EPC Rating Band D.

COUNCIL TAX

Band G approx. £3,651.62 (2022/23)
Folkestone & Hythe District Council.

VIEWING

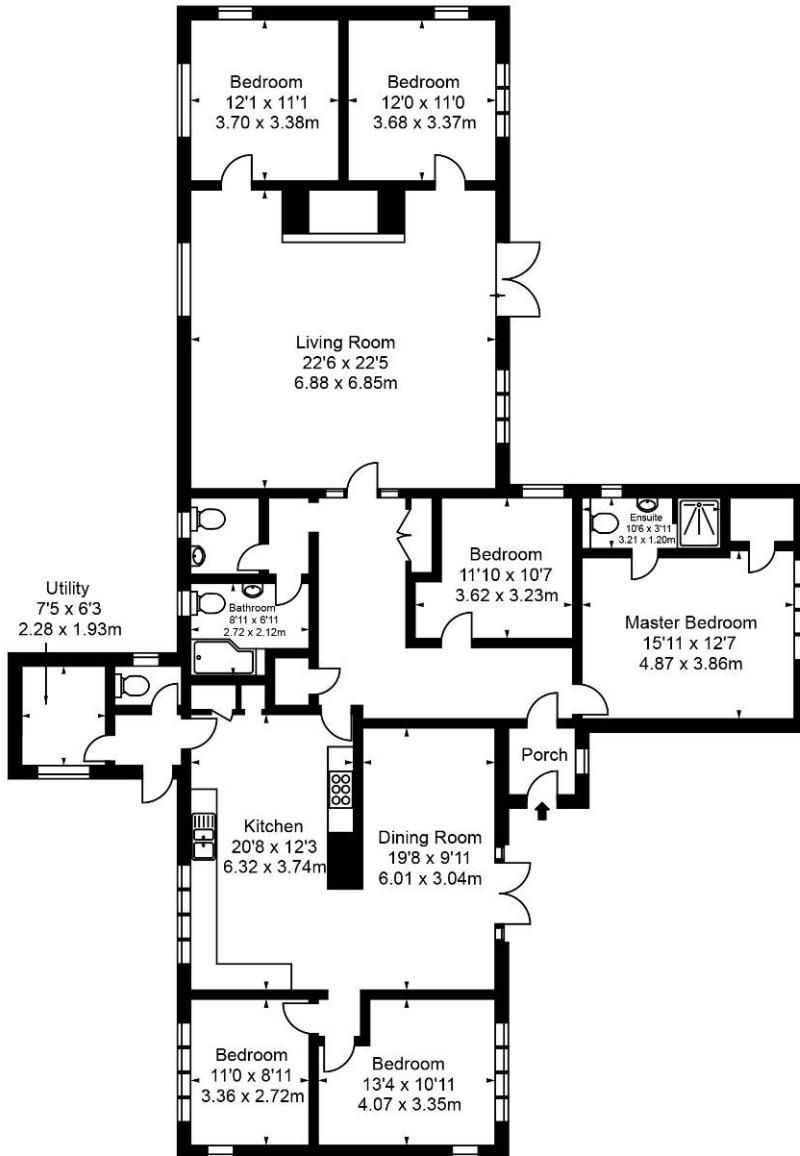
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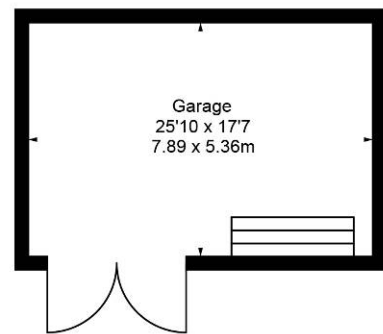


Garden House, Lympne Place, Lympne



Ground Floor

Approximate Gross Internal Area :-
 Ground Floor :- 226.97 sq m / 2443 sq ft
 Garage :- 42.29 sq m / 455 sq ft
 Total :- 269.26 sq m / 2898 sq ft



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com