



49 High Street, Hythe, Kent CT21 5AD



18 HONEYWOOD CLOSE LYMPNE

£499,950 Freehold

Situated on a desirable cul-de-sac, this detached chalet house offers well presented & comfortably proportioned accommodation. Comprising an entrance hall, sitting room, kitchen, dining room, garden room, study, cloakroom, 3 bedrooms (one en-suite), and a bathroom. Garage, ample parking and delightful garden. EPCE.



18 Honeywood Close

Lympne

CT21 4JS

**Entrance Hall, Sitting Room, Kitchen, Dining Room,
Study, Garden Room, Cloakroom,
Three Bedroom (Principal with En-Suite Shower Room), Bathroom
Garage, Off Road Parking, Secluded Rear Garden with Summer House**

DESCRIPTION

This handsome detached chalet house occupies a delightfully secluded, generous plot on a quiet cul-de-sac. The property enjoys attractively presented accommodation of particularly comfortable proportions which comprises a welcoming entrance hall, generous L shaped sitting room, fitted kitchen, dining room, garden room, study and cloakroom. There is also an integral garage incorporating a utility area. On the first floor there are three double bedrooms, the principal room with an en-suite shower room, and a family bathroom.

The outside space is a particularly attractive aspect of the property with ample parking at the front and a generous garden to the rear with a generous expanse of lawn, mature shrubs and trees and a substantial summer house/home office.

SITUATION

The property is situated on a peaceful and well regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities 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, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC door with double glazed panel to side, staircase to 1st floor access to shelved storage cupboard, door to garage, timber effect flooring, doors to:-

DINING ROOM

Double glazed casement doors to garden room, tiled floor, recessed lighting, radiator, open through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Neff oven, integrated Smeg dishwasher, worksurface inset with twin bowl stainless steel sink and drainer unit with mixer tap, five burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, floor standing gas boiler, space for freestanding fridge freezer, recessed lighting, tiled floor.

GARDEN ROOM

Of timber framed construction, roof light, double glazed full height windows to two sides and timber framed double glazed door giving access to side, bi-fold double glazed doors giving access to the rear garden.

SITTING ROOM

Fireplace recess with provision for open fire on a tiled hearth, three double glazed windows to front and side, coved ceiling, recessed lighting, three radiators.

STUDY

Double glazed window to rear, radiator.

CLOAKROOM

Low level WC, Wash hand basing, double glazed window to rear, radiator.

FIRST FLOOR LANDING

Access to airing cupboard housing factory lagged hot water cylinder, door to:-

BEDROOM 1

Double glazed Velux windows to front and rear, built-in wardrobe cupboard, access to eaves storage, radiator, door to:-

ENSUITE SHOWER ROOM

Shower enclosure fitted with electric shower, low-level WC with concealed cistern, wash basin with vanity cupboard below, double glazed window, recessed lighting, extractor fan, timber effect flooring.

BEDROOM 2

Double glazed window to front, access to eaves storage, radiator.

BEDROOM 3

Double glazed window to rear, access to eaves storage, radiator.

BATHROOM

P ended bath with thermostatically controlled shower over, glazed shower screen, low-level WC, wash basin set onto worksurface with vanity cupboard below, part tiled walls, obscure double glazed window to side, radiator.

OUTSIDE

REAR GARDEN

Directly to the rear of the garden is a natural stone paved terrace which leads to a generous area of lawn, well enclosed by a mixture of close boarded timber panelled fencing and mature hedging and with specimen trees including a magnificent Cedar.

At the end of the lawn is a timber framed summer house/ home office (measuring approx. 4.6 m x 3.2m) with power and light, full height windows and double glazed doors, fronted by a terrace providing a further attractive vantage point from which to enjoy the garden.



FRONT GARDEN

The garden to the front is topped in shingle and provides off-road parking for numerous vehicles and access to the integral garage. A pathway leads to the right of the house to the rear garden and a further path to the left returns to the same.

GARAGE/UTILITY

Up and over door to front, fitted with work surface with cupboards below and recess and plumbing for washing machine

and tumble dryer, coordinating wall cupboards, power and light.

EPC Rating E.

COUNCIL TAX

Band D approx. £2190.97 (2022/23)
Folkestone & Hythe District Council.

VIEWING

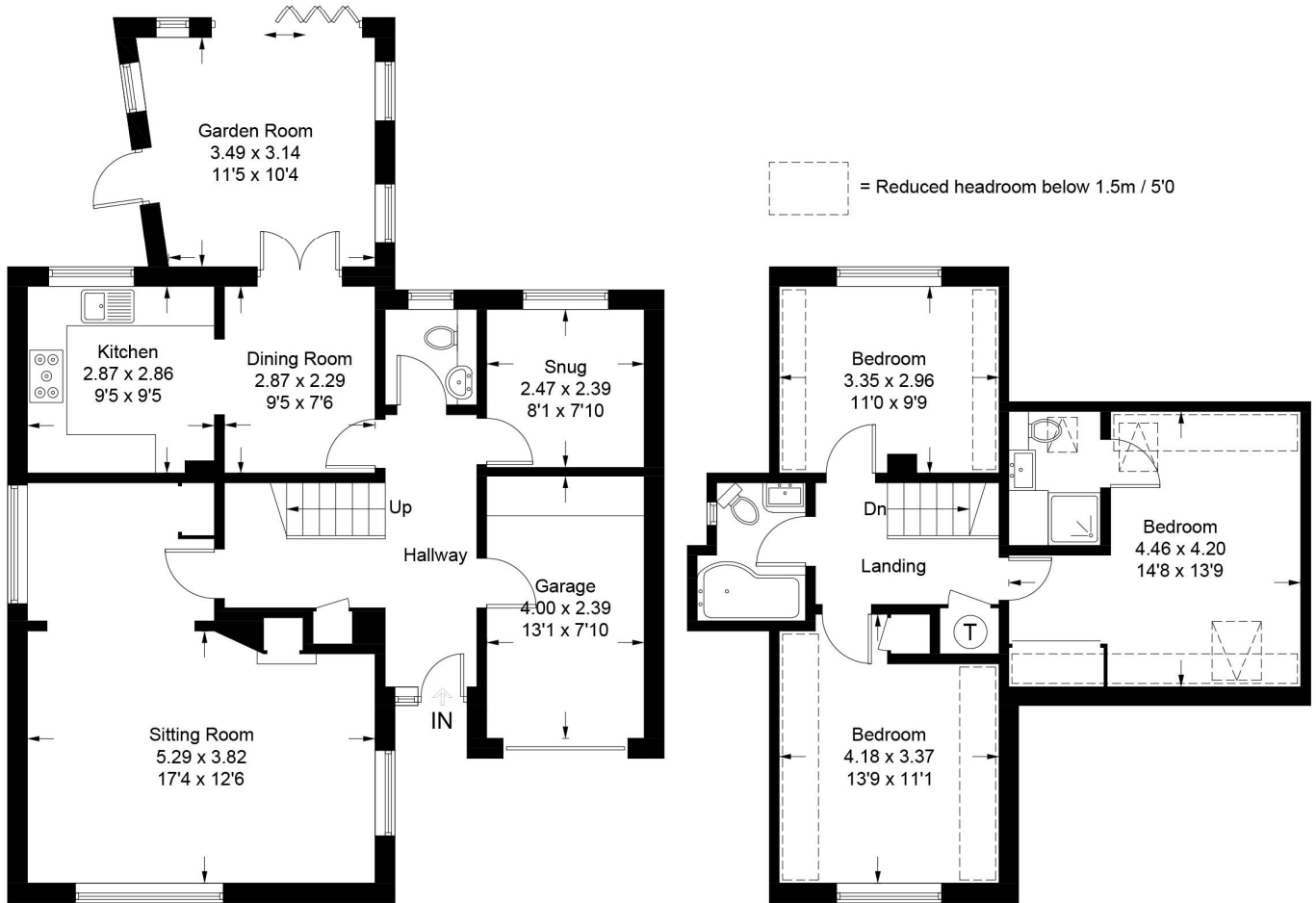
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





Honeywood Close, Lympne, CT21

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft
(Including Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID998985)