



49 High Street, Hythe, Kent CT21 5AD



**SPRING BOK,
STONE STREET, SOUTH STANFORD**

£415,000 Freehold

A detached bungalow on a generous plot offering well presented accommodation. Comprising an entrance hall, sitting room, dining room, fitted kitchen, utility room, conservatory, three double bedrooms and a bathroom. Delightful gardens, garage and parking. EPC E.



**Spring Bok
Stone Street
South Stanford
TN25 6DE**

**Entrance Hall, Fitted Kitchen, Utility Room, Cloakroom,
Dining Room, Sitting Room, Conservatory,
Three Double Bedrooms, Bathroom,
Front & Rear Gardens, Off-Road Parking, Garage**

DESCRIPTION

Spring Bok is a unique detached bungalow which offers deceptively spacious and attractively presented accommodation. The entrance hall leads to a useful utility room, cloakroom, generous fitted kitchen and a dining room. From the inner hall three steps lead down to the sitting room with doors opening on the pretty rear garden, a double bedroom and the conservatory. There are also two further double bedrooms and a bathroom.

The property benefits from off road parking, a garage with electric door and a delightfully secluded rear garden.

SITUATION

The property is situated in the popular hamlet of South Stanford with its main line railway station (Westenhanger), close to Lympne 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, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

ENTRANCE HALL

Entered via a uPVC double glazed door, tiled floor, wall light point, sliding door to cloakroom and door to:-

UTILITY ROOM

Fitted cupboards, work surface inset with circular sink and mixer tap with recess and plumbing below for washing machine and space for tumble dryer, wall mounted gas boiler, pair of double glazed windows to front, tiled floor, radiator.

CLOAKROOM

Close coupled WC, pedestal wash basin, double glazed window to side, tiled floor, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, Range Master dual fuel oven with gas hob and extractor hood above, work surface inset with twin ceramic sink with mixer tap and cold water filter tap, tiled splashbacks, coordinating wall cupboards, coved ceiling, double glazed window to side, tiled floor, archway through to:-

DINING ROOM

Double glazed casement doors to side giving access to the decked terrace, coved ceiling, radiator concealed by decorative cover, tiled floor, open through to:-

INNER HALLWAY

Access to a generous loft space and to shelved storage cupboard, doors to bedrooms and bathroom, steps down to:-

SITTING ROOM

Double glazed sliding doors opening to and overlooking the rear garden, coved ceiling, tiled floor, two radiators, door to conservatory and door to:-

BEDROOM

Fitted wardrobes concealed by sliding doors, double glazed window overlooking the garden, coved ceiling, radiator.

CONSERVATORY

Of uPVC construction above a brick built base and under a polycarbonate roof with double glazed casement doors giving access to the rear garden, tiled floor, radiator.

BEDROOM

Fitted wardrobes concealed by sliding doors, double glazed window to side, radiator.

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BATHROOM

Panelled bath with central mixer tap and handheld shower attachment, close coupled WC, wash basin set on to worksurface with vanity cupboards below, tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, obscure double glazed window, coved ceiling, extractor fan, hardwood flooring, radiator.





OUTSIDE

To the front of the property is a generous expanse of lawn, a decked terrace and a greenhouse. A timber gate gives access to the side and rear gardens. Off road parking is available to the front of the garage.

GARAGE

Electronically operated up and over door to front, double glazed window to side,

REAR GARDEN

To the side of the property is a decked terrace which provides the perfect environment to relax and dine alfresco and leads to a generous expanse of lawn, an

ornamental pond, a raised central bed and is planted with a variety of shrubs, herbaceous and other plants. The garden is well enclosed by close boarded timber panelled fencing and mature hedging and offers a good degree of privacy. Shed.

EPC Rating E

COUNCIL TAX

Band D approx. £2289.41 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



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Spring Bok, Stanford South, TN25

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft

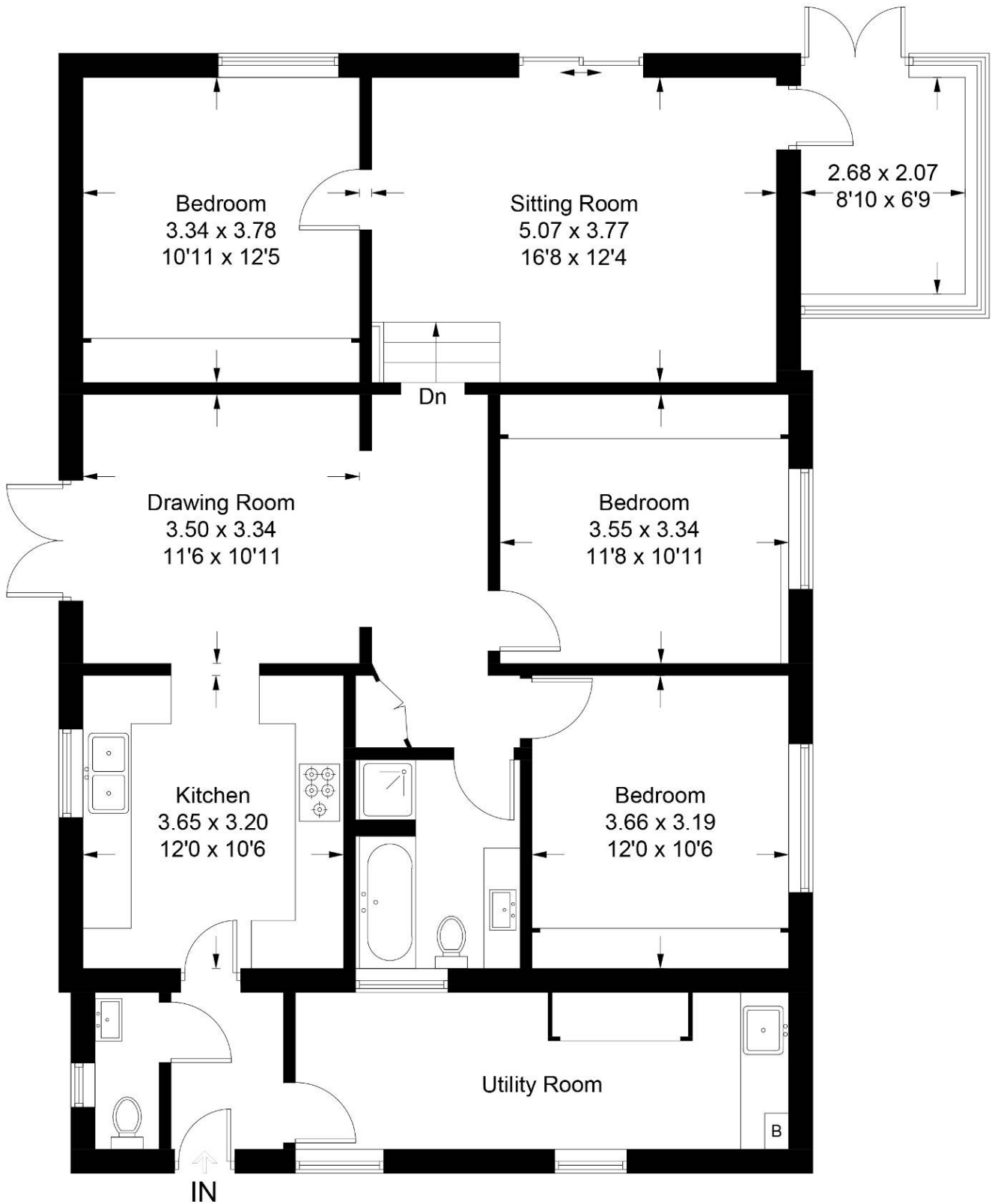


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