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49 High Street, Hythe, Kent CT21 5AD



GARLANDSTONE, STONE STREET LYMPNE

£725,000 Freehold

A handsome modern detached house offering around 2800 sq ft of thoughtfully designed, impeccably presented accommodation including a large reception hall, sitting room, open plan kitchen/dining/living space, utility room, impressive galleried landing and 4 bedrooms (3 en-suites). Detached garage, generous gardens.



Garlandstone

Stone Street, Lympne CT21 4JZ

**Reception Hall, Sitting Room, Dining Room open plan to Kitchen open plan to
Family Room, Study, Utility Room, Cloakroom,
Principal Bedroom with Walk-In Wardrobe, En-Suite Shower Room,
Three Further Bedrooms two with Jack & Jill En-Suite, Family Bathroom,
Detached Garage, Off Road Parking, Gardens to Front & Rear**

DESCRIPTION

It is quite clear that this handsome detached house was designed and built for the current owners as every aspect of the property has been carefully considered and the attention to detail is apparent throughout with a high specification finish in a smart contemporary style. The accommodation which totals approximately 2800 square feet, comprises a large and welcoming reception hall with an impressive staircase to the first floor which is set beneath a domed ceiling incorporating roof lights. The accommodation radiates from here with a generous open plan kitchen/dining/living space incorporating a sleek modern kitchen with integrated appliances, doors to the garden from the dining area and a pellet stove in the living space. The large double aspect sitting room also opens on to the garden, there is a generous study currently utilised as a play room, utility room and cloakroom. The beautiful first floor galleried landing leads to four double bedrooms, 2 sharing a Jack & Jill en-suite shower room, the principal bedroom (with vaulted ceiling) served by a walk-in wardrobe and en-suite shower room. There is also a family bathroom.

The house occupies a particularly generous plot, amongst the largest on Stone Street, with a generous driveway giving access to the detached garage at the side of the house and a deep front garden setting the property well back from the road. To the rear the garden is delightfully secluded and laid extensively to lawn with various specimen trees and shrubs, two terraces and a shed.

The property also benefits from planning approval for the erection of a detached double garage with adjoining gym/study and shower room. There is also planning approval for a single storey extension to the rear of the house from the dining room. Additional points of interest include solar panels which contribute to the hot water and electricity together with providing an annual income circa £700 per annum, a heat recovery system and the recent installation of triple glazing to the majority of the windows.

SITUATION

The property is situated on Stone Street, close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall pub and bistro. 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.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite door with double glazed panels, Karndean stone effect flooring, access to pair of deep cloaks/storage cupboards, coved ceiling, radiator, square opening to:-

RECEPTION HALL

A generous space with staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in coordinating newel post with acorn finial, shelved display recess, coved ceiling, radiators, doors radiating from the reception hall to the:-

SITTING ROOM

Polished timber flooring throughout, coved ceiling, pair of triple glazed windows to side, triple glazed casement doors with triple glazed windows to either side opening to and overlooking the rear garden, radiator.

DINING ROOM

Amtico flooring, coved ceiling, triple glazed window to side, triple glazed casement doors with triple glazed windows to either side opening to and overlooking the rear garden, radiator, bank of cabinets coordinating with those in the kitchen, providing a housing for freestanding American style fridge/freezer with wine rack to side and full height shelved storage cupboard, open plan to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units in a contemporary timber finish with high gloss black accents and incorporating integrated dishwasher, deep pan drawers and wine cooler. Square edged granite worktops undermounted with pair of stainless steel sinks with grooved drainer to side and mixer tap with Brita water filter, De Dietrich four burner induction hob with stainless steel, glazed and illuminated extractor hood above, coordinating wall cabinets incorporating shelving and opaque illuminated cabinets, pair of self cleaning AEG ovens, Peninsular breakfast bar with

illuminated canopy above, Karndean flooring which extends to :-

FAMILY ROOM

Freestanding Pellet Stove, further bank of units coordinating with those in the kitchen and incorporating a microwave with deep pan drawers beneath and pull out larder cupboard to side, pair of wall light points, coved ceiling, triple glazed window to side, bay fitted with window seat and triple glazed windows to front overlooking the garden, radiator, door returning to entrance hall.

STUDY

Of a generous size, coved ceiling, triple glazed window to front, radiator.

UTILITY ROOM

Base cupboard and drawer units (one of which houses the water softener) incorporating recess for freestanding washing machine, rolled top granite effect work surfaces inset with stainless steel sink with mixer tap, coordinating wall cupboards and full height storage cupboard, cupboard incorporating the workings of the integrated hoovering system, Karndean flooring, timber effect composite door with double glazed panels to side, wall mounted Worcester gas fired boiler, radiator.

CLOAKROOM

Karndean flooring, pedestal wash basin with tiled splashback, low level WC, fitted storage cupboards, obscure double glazed window to side, wall mounted heated ladder rack towel rail.

FIRST FLOOR GALLERIED LANDING

A generous space partially utilised by the current owner as an office area and the whole area set beneath an octagonal vaulted ceiling with a pair of double glazed Velux roof lights, built in cupboard housing unvented pressurised hot water cylinder, door to walk-in heated linen cupboard, triple glazed window to front, radiator, doors to:-





PRINCIPAL BEDROOM

A generous space set beneath a vaulted ceiling, triple glazed window to rear enjoying a pleasant open aspect over the garden, radiator, door to:-

WALK-IN WARDROBE

Fitted with wardrobe cupboards concealed by sliding doors, pair of doors to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, pair of wall hung wash basins with vanity drawers and cupboard below and pair of mixer taps, wall hung WC with concealed cistern, tiled floor with underfloor heating, mirrored and illuminated wall cabinet, double glazed obscured window to side, recessed lighting, extractor fan.

BEDROOM 2

Triple glazed window to front enjoying a pleasant open aspect over the garden, radiator, door to:-

JACK & JILL EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wall hung wash basin with mixer tap and vanity cupboard below, mirrored and illuminated wall cabinet above, tiled floor with underfloor heating, recessed lighting, extractor fan, obscure double glazed window to side, wall mounted heated ladder rack towel rail, door to:

BEDROOM 3

Triple glazed window to front, radiator, door returning to landing.

BEDROOM 4

Set beneath a vaulted ceiling with triple glazed window to front, built in wardrobe cupboards, radiator.

BATHROOM

Fitted with a contemporary suite comprising freestanding roll top bath with mixer tap and hand-held shower attachment, wall hung WC with concealed cistern, wall hung wash basin with vanity drawer below and mirrored wall cabinet above, tiled floor with underfloor

heating, walls tiled to half height with the exception of the back drop of the bath which is tiled from floor to ceiling, recessed lighting, extractor fan, obscured double glazed window to side, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid extensively to lawn with a border planted with a variety of shrubs and other plants affording a good level of privacy, these include yucca s, phormiums and evergreens. A block paved pathway extends from the driveway to the open porch and front door. To the side of the house is a generous tarmacadam driveway providing off road parking for a number of vehicles and access to the detached garage. Charging point for electric vehicle. At the end of the driveway are double gates giving access to the rear garden.

DETACHED GARAGE

Of a generous size with electronically operated roller door to front, personal door and window to side, power and light.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and incorporates a generous terrace paved in natural stone directly to the rear of the house and accessed from the dining room, this extends to the remainder of the garden which is laid extensively to lawn with various specimen trees and fruit trees together with borders planted with a variety of shrubs and other plants. Timber framed storage shed with a further terraced paved in natural stone before it. Outside lighting, outside taps, outside power points.

COUNCIL TAX

Band G approx. £3230.31 (2020/21)
Folkestone & Hythe District Council.

VIEWING

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

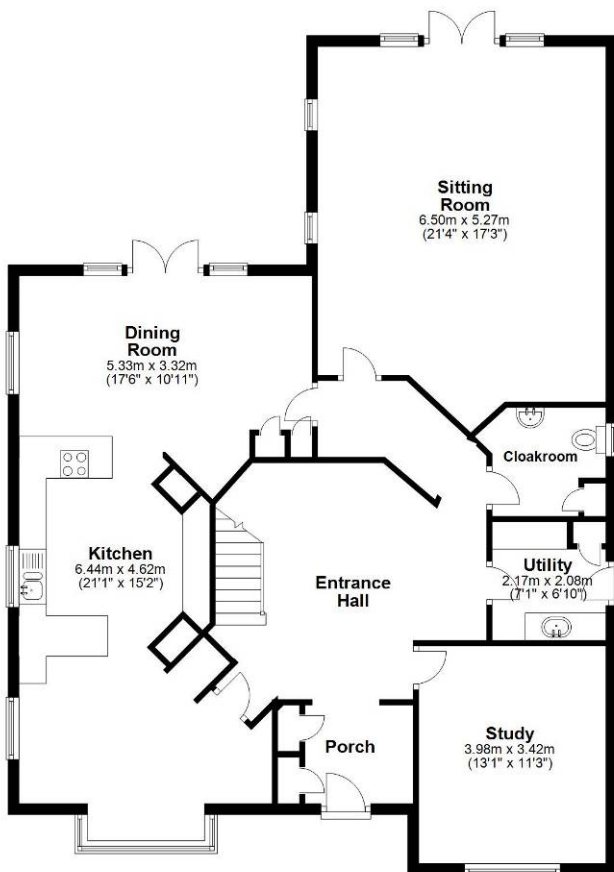


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EPC RATING: BAND B

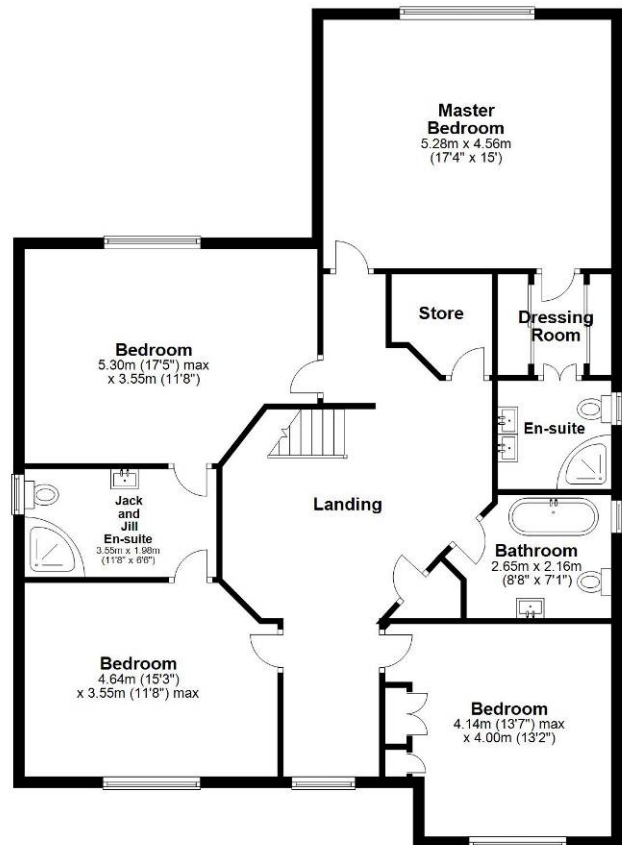
Ground Floor

Approx. 130.2 sq. metres (1401.0 sq. feet)



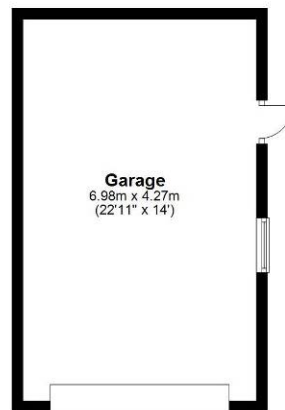
First Floor

Approx. 129.8 sq. metres (1397.4 sq. feet)



Outbuilding

Approx. 29.8 sq. metres (320.6 sq. feet)



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Plan produced using PlanUp.