



49 High Street, Hythe, Kent CT21 5AD



**10 WOODLAND WAY  
DYMCHURCH**

**£350,000 Freehold  
NO ONWARD CHAIN**

**Situated in a sought after location, this detached bungalow comprises a generous sitting/dining room, fitted kitchen, three bedrooms, and a shower room. Secluded garden to the rear enjoying views over open countryside. Off road parking and garage. EPC D.**



**10 Woodland Way  
Dymchurch  
TN29 0UB**

**Entrance Hall, Sitting/Dining Room, Kitchen,  
Three Bedrooms, Shower Room,  
Front & Rear Gardens, Off-Road Parking, Garage**

**DESCRIPTION**

This well situated detached bungalow offers comfortably proportioned, well presented, accommodation comprising an entrance hall, spacious sitting/dining room, kitchen, three bedrooms and a shower room.

A particularly attractive feature of the property is the aspect to the rear where the property enjoys views over the adjoining farmland and fields with the hillside beneath Lympne in the distance. The bungalow stands on a generous plot with a well sized garden to the rear and parking to the front on the drive which also accesses the garage.

**SITUATION**

Woodland Way is situated on the popular Beach Estate, just across the road from the sea wall and long, pebbly beach that runs into the sandy bay at Dymchurch, with the open countryside of the Romney Marsh behind. The village is approximately 2 miles distant and enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. 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.

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 and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach 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 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**

Entered via a double glazed door with obscure double glazed panel to side, access to built in cupboard, access to loft space, access to airing cupboard housing factory lagged hot water cylinder, coved ceiling, wood effect flooring, radiator.

### **SITTING/DINING ROOM**

Feature brick fireplace inset with gas fire, double glazed window to front, coved ceiling, radiator.

### **KITCHEN**

Fitted with a range of base cupboards with recess for undercounter fridge and freezer, recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, Lamona ceramic hob, coordinating wall cupboards, cupboard housing gas boiler, double glazed window to side, double glazed door to side, coved ceiling.

### **SHOWER ROOM**

Tiled shower enclosure with Mira electric shower, close coupled WC, corner wash basin with mixer tap and vanity cupboard below, obscure double glazed window to side, tiled walls, wall mounted electric heater, heated towel rail, extractor fan.

### **BEDROOM 1**

Double glazed window overlooking the garden, coved ceiling, wood effect flooring, radiator.

### **BEDROOM 2**

Double glazed sliding to rear opening to and overlooking the rear garden, coved ceiling, wood effect flooring, radiator.

### **BEDROOM 3**

Double glazed window to side, coved ceiling, wood effect flooring, radiator.

### **OUTSIDE**

#### **Front Garden**

The garden to the front of the property is topped in shingle with a driveway to the side providing parking, access to the front door and access to the garage.

#### **GARAGE**

Up and over door to front, power and light.

#### **Rear Garden**

Directly to the rear of the property is an area topped in shingle extending to the remainder of the garden which is laid extensively to lawn with various specimen shrubs, herbaceous and other plants, the ideal vantage point to enjoy the views over the adjoining fields and downs in the distance. Access can be gained to the side of the property to the front garden.

#### **EPC Rating D.**

#### **COUNCIL TAX**

Band C approx. £1956.05 (2022/23)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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# Woodland Way, Dymchurch, TN29

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

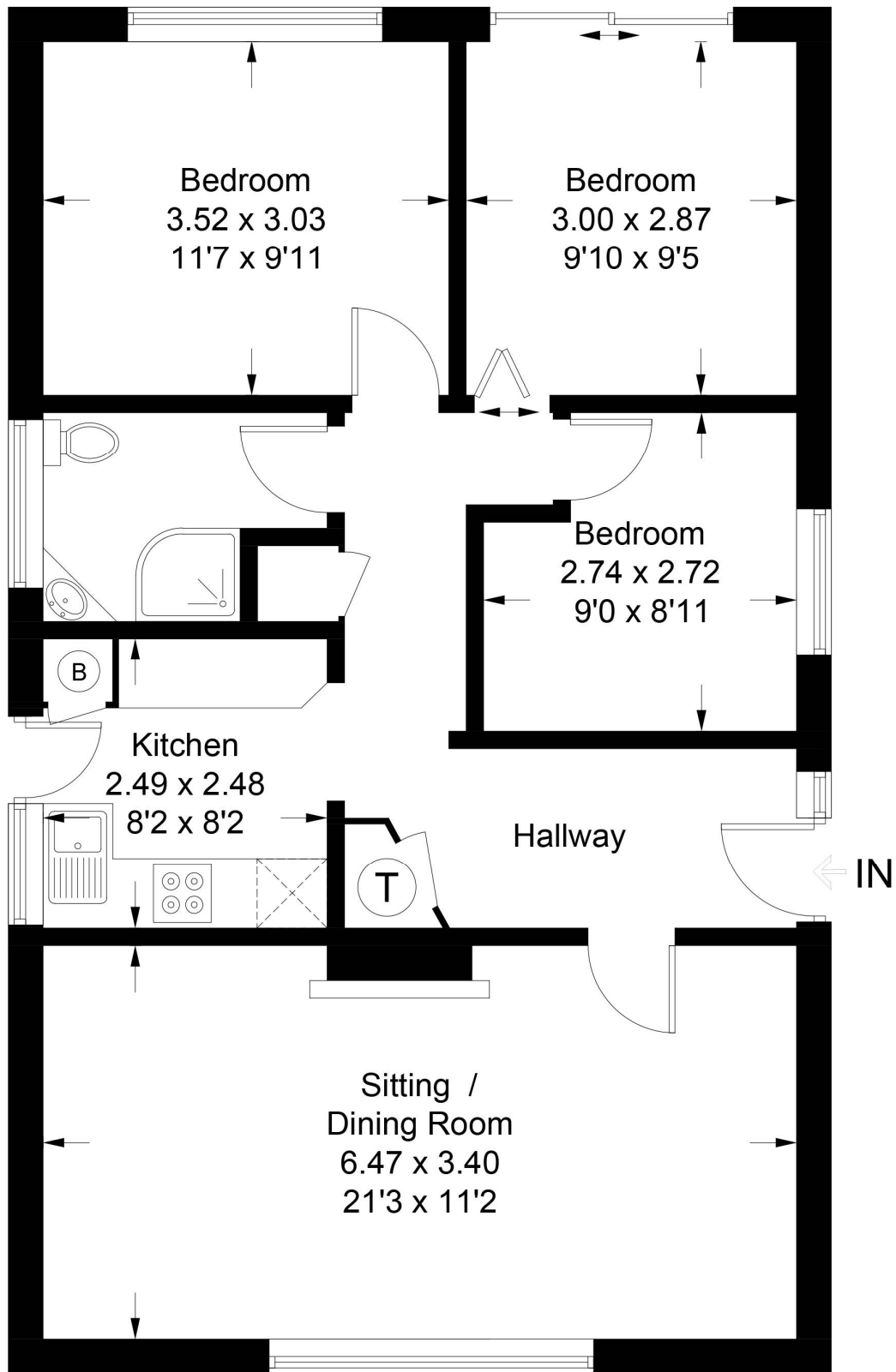


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