



49 High Street, Hythe, Kent CT21 5AD



**MAY CROFT  
BELCAIRE CLOSE, LYMPNE**

**£399,950 Freehold**

**A well presented detached bungalow in a sought after village location. Comprising a sitting/dining room, kitchen, garden room, three bedrooms (one with en-suite) and a bathroom. Delightful gardens to front and rear. Garage and off-road parking. EPC E**



**Maycroft  
Belcaire Close  
Lympne  
CT21 4JR**

**Entrance Vestibule, Sitting Room/Dining Room, Kitchen, Garden Room,  
3 Bedrooms (one with en-suite shower room), Bathroom,  
Front & Rear Gardens, Off Road Parking, Garage**

**DESCRIPTION**

This detached bungalow occupies a generous plot on a quiet cul-de-sac. The property enjoys well presented accommodation of particularly comfortable proportions which comprises an entrance vestibule, generous L shaped sitting/dining room, fitted kitchen, garden room, three bedrooms (the principal with en-suite shower room) and a bathroom.

The outside space is a particularly attractive aspect of the property with pretty gardens to front and rear, ample off road parking and a detached garage.

**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 VESTIBULE**

Entered via a double glazed door with obscure double glazed window to side, access to cloaks cupboard, door to:-

### **SITTING/DINING ROOM**

Feature stone fireplace inset with electric fire, pair of double glazed windows to front, high-level double glazed window to side, door to inner hall, coved ceiling, Fischer electric radiators, door to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, oven, fridge and freezer, recess and plumbing for washing machine, work surface inset with stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor above, double glazed window to side, double glazed door access to side, tiled floor.

### **INNER HALL**

Access to loft space, Fischer electric radiator, doors to:-

### **BEDROOM 1**

Double glazed window to side and rear, Fischer electric radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Low level WC, wall hung corner wash basin, tiled walls, tiled floor, Fischer electric radiator, extractor fan.

### **BEDROOM 2**

Double glazed window to side, Fischer electric radiator.

### **BEDROOM 3**

Double glazed window to rear overlooking the garden, Fischer electric radiator.

### **GARDEN ROOM**

Double glazed sliding doors giving access and looking through to the garden beyond, coved ceiling, Fischer electric radiator.

### **BATHROOM**

Panelled bath with Triton electric shower over and glazed shower screen, pedestal wash basin, low level WC, obscure double glazed window to side, tiled walls, tiled floor, Fischer electric radiator with towel rail.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of property and continuing to the side is a resin bound terrace, leading to an expanse of lawn backed by deep borders planted with the variety of shrubs, herbaceous and other plants including Hebe s and lavender amongst others. To the far end of the garden is a generous paved terrace backed by specimen fruit trees and the ideal environment to relax and dine alfresco. Greenhouse, timber framed shed.

#### **FRONT GARDEN**

The property is approached via a generous driveway providing ample off-road parking and giving access to the garage. The remainder of the garden is set behind a low brick built wall and is predominantly laid to lawn and backed by borders planted with a variety of shrubs, herbaceous and other plants.

#### **GARAGE**

Up over door to front, window to rear, personal door to side, power and light.

#### **EPC Rating E**

#### **COUNCIL TAX**

Band E approx. £2800.06 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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







# Maycroft, Lympne, CT21

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft

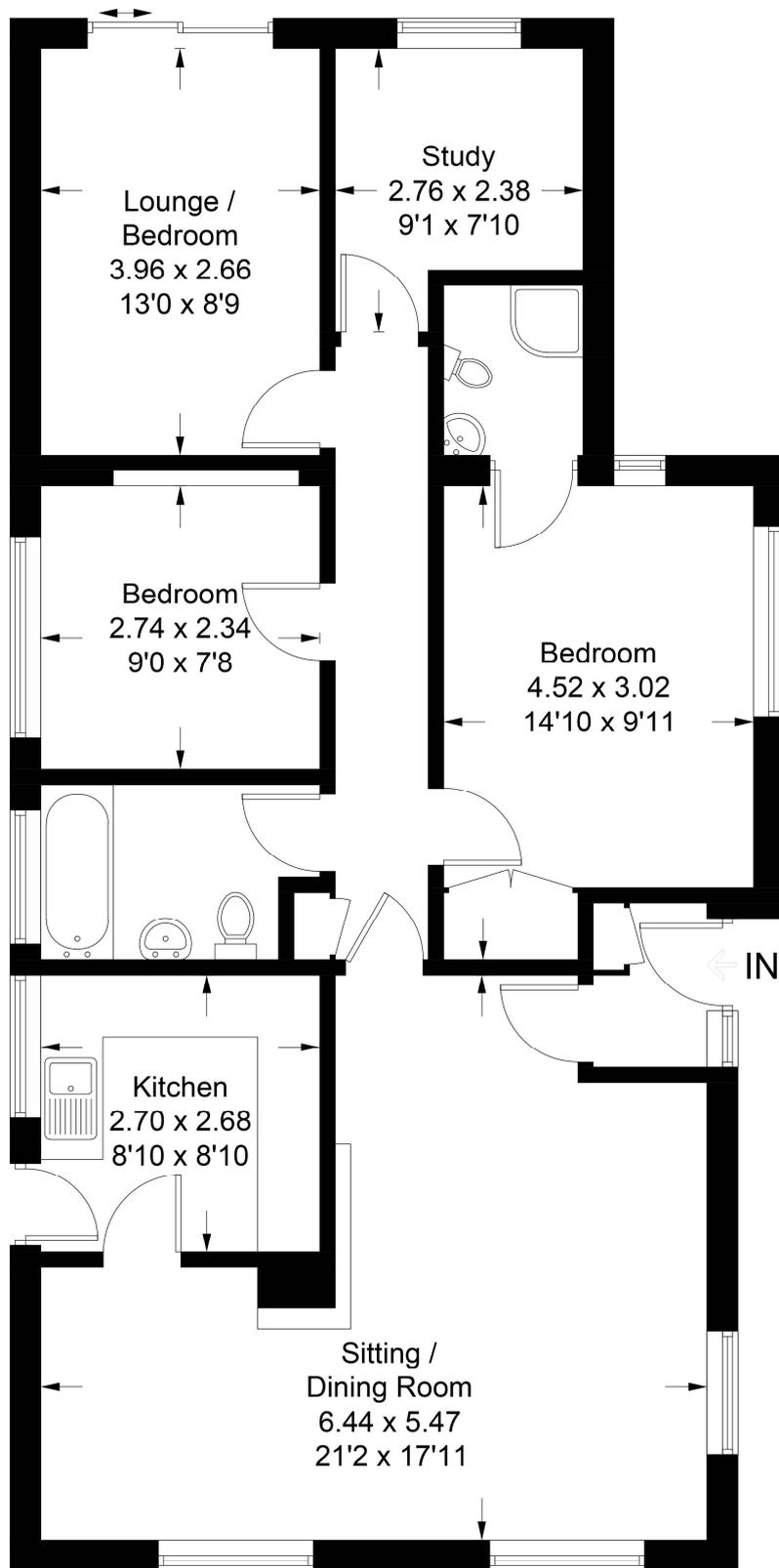


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