



49 High Street, Hythe, Kent CT21 5AD



**SWALLOWS,  
NEW HALL CLOSE, DYMCHURCH**

**£675,000 Freehold**

This substantial detached family house enjoys a delightfully secluded setting within a short stroll of the beach and offers attractively presented accommodation of generous proportions with 4 reception areas, kitchen/breakfast room and 5 bedrooms (2 en-suites). Large garden, ample parking, double garage. EPC D.



# **Swallows, New Hall, Close, Dymchurch TN29 0LE**

**Entrance Vestibule, Reception Hall, Sitting Room, Dining Room open plan to Garden Room, Kitchen/Breakfast Room, Den, Utility Room, Cloakroom, Galleried Landing, Five Bedrooms (Two En-Suites), Bathroom, Double Garage, Ample Parking, South West Facing Garden**

## **DESCRIPTION**

Swallows is a substantial detached family home which enjoys a delightfully secluded location at the end of a private gated driveway shared by just it and the neighbouring property. Access is via a pretty lane passing by the historic St Peter & St Pauls Church which dates to the 12<sup>th</sup> Century. The house offers attractively presented, free flowing accommodation which is of generous proportions and has been designed to compliment a modern lifestyle including a welcoming reception hall with an impressive staircase leading to the galleried landing, a dual aspect sitting room leading to the dining room which is open plan to the garden room, a lovely space which is flooded with light from the expansive glazing. Beyond this is the smartly fitted kitchen/breakfast room, a snug, utility room and cloakroom. On the first floor there are five bedrooms, four being doubles, two benefitting from en-suites and a family bathroom.

To the front of the house is a generous block paved driveway providing ample parking and access to the integral double garage. To the rear the garden, which is delightfully secluded, enjoys a south westerly aspect with a large lawn, prettily planted borders and a wonderful terrace providing the ideal environment for alfresco dining and entertaining.

## **SITUATION**

New Hall Close is a pretty location on the opposite side of the A259 to Sycamore Gardens where there is direct access to the Sea Wall and the long, sandy beach. The popular Ship Public House & Restaurant is also just over the road. The property is less than half-a-mile from the centre of the seaside village of Dymchurch which enjoys playschools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes and local butchers etc. There is also a station for the Romney Hythe and Dymchurch 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 VESTIBULE**

Entered via a timber and panelled glazed door with windows to either side, door to:

### **RECEPTION HALL**

Staircase to first floor with polished timber moulded handrail, block and turned banister rails, and terminating in a coordinating newel post with acorn finial, access to understairs storage cupboard, coved ceiling, radiator, doors to:-

### **SITTING ROOM**

Feature brick fireplace with provision for open fire, deep bay to front with timber framed double glazed windows, double glazed sliding doors overlooking the rear garden, coved ceiling, radiators, door to:-

### **DINING ROOM**

Coved ceiling, double doors through to entrance hall, radiator, open plan with step down to:-

### **SUN ROOM**

Set beneath a vaulted ceiling with Velux windows, double glazed windows overlooking the garden and double glazed door with glazed panel to side giving access to the terrace, tiled floor, door to:-

### **KITCHEN/BREAKFAST ROOM**

Square edged granite worksurface inset with ceramic sink and drainer unit with mixer tap, five burner gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards and display cabinets, integrated double oven, space for freestanding fridge freezer, double glazed window to side, double glazed bi-folding doors giving access to the rear garden, coved ceiling, recessed lighting, tiled floor, contemporary vertical radiator, door returning to entrance hall.

### **DEN**

Timber framed double glazed windows to side, coved ceiling, radiator.

### **CLOAKROOM**

Low-level WC, pedestal wash basin, obscure timber framed double glazed window to side, coved ceiling, extractor fan, radiator.

### **UTILITY ROOM**

Fitted with a range of base cupboard and drawer units, incorporating recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit, tiled splashbacks, coved ceiling, timber framed double glazed window to rear and door giving access to the garden, wall mounted Valiant gas boiler, coved ceiling, radiator.

### **FIRST FLOOR GALLERIED LANDING**

Access to loft space, access to deep storage cupboard, double glazed window over the stairwell, doors to:-

### **PRINCIPAL BEDROOM**

Access to airing cupboard housing factory lagged hot water cylinder, built-in wardrobe cupboards, double glazed windows to front and side, Velux window, access to eaves storage, recessed lighting, coved ceiling, radiator.

### **EN-SUITE BATHROOM**

Panelled bath with central mixer tap and handheld shower attachment, twin size shower enclosure with thermostatically controlled shower, low level WC, opaque Velux window, wash basin set onto work surface with mixer tap, part tiled walls, heated ladder rack towel rail, recessed lighting, extractor fan, wall mounted electric heater.

### **BEDROOM 2**

Built-in wardrobe cupboards, timber framed double glazed window to front, coved ceiling, radiator, door to:-

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and handheld shower attachment and thermostatically controlled shower over, glazed shower screen, low level WC, pedestal wash basin, obscure timber framed double glazed



window to front, part tiled walls heated ladder rack towel rail, coved ceiling, extractor fan.

### **BEDROOM 3**

Built-in wardrobe, double glazed window to rear, coved ceiling, radiator.

### **BEDROOM 5**

Velux windows to rear, timber framed double glazed window to side, coved ceiling, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled shower over, glazed shower screen, low level WC, pedestal wash basin, Velux window, obscure glazed window to rear.

### **OUTSIDE**

#### **FRONT**

A generous block paved driveway provides off-road parking and turning for a number of vehicles together with access to the double garage. Directly to the front of the house is an area of lawn. A gate gives access to the rear garden. There is also access on the opposite side of the property to the:

#### **REAR GARDEN**

Directly to the rear of the house is a generous paved terrace leading to a expanse of lawn edged by borders which have been thoughtfully planted to provide year round interest and incorporate a wide variety of shrubs, herbaceous and other plants. There are also various ornamental trees.

#### **GARAGE**

Electric doors to front, power and light, personal door to rear.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band G approx. £3667.60 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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



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# Swallows, Dymchurch, TN29

Approximate Gross Internal Area  
Ground Floor = 107.5 sq m / 1157 sq ft  
First Floor = 114.6 sq m / 1233 sq ft  
Garage = 28.2 sq m / 303 sq ft  
Total = 250.3 sq m / 2693 sq ft

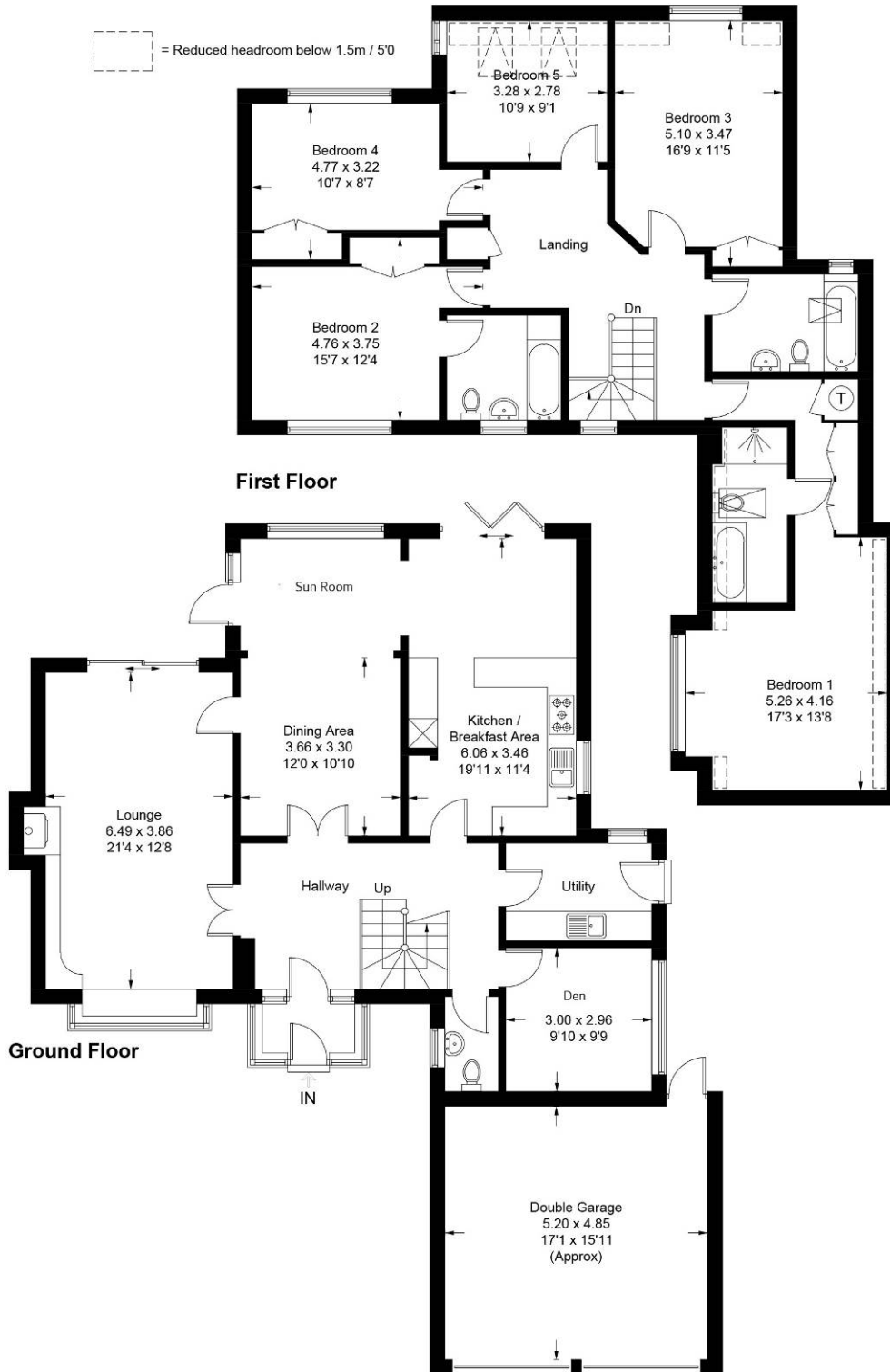


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