



49 High Street, Hythe, Kent CT21 5AD



**5 HAMMEL COTTAGES,
ALDINGTON ROAD, COURT-AT-STREET** **£289,000 Freehold**
NO ONWARD CHAIN

A semi-detached house in a delightful semi-rural location, enjoying views over open countryside. Comprising a sitting room, kitchen/breakfast room, sun room, utility, 3 bedrooms and a bathroom. Front & rear garden, off-road parking. EPC tbc



**5 Hammel Cottages,
Aldington Road, Court-At-Street, Hythe CT21 4PQ**

**Entrance Vestibule, Sitting Room, Kitchen/Breakfast Room,
Sun Room with adjoining Utility Room,
Three Bedrooms, Bathroom,
Gardens To Front And Rear, Parking**

DESCRIPTION

Situated in a delightful setting and enjoying views over open countryside, this semi-detached house offers considerable potential. While the property would now benefit from a programme of updating and improvement, it is considered well worthy of the expenditure required and has been priced accordingly.

The accommodation includes a sitting room featuring a cosy wood-burning stove, a kitchen/breakfast room, a sun room and a utility area. To the first floor are two double bedrooms and a bathroom, while the second floor provides a further attic bedroom.

The rear garden is a particularly attractive feature, offering a good degree of privacy and creating a delightful space for relaxation and alfresco dining. To the front of the property, a driveway provides off-road parking.

SITUATION

The property is located in a wonderful semi-rural position just five miles from Hythe, close to the popular village of Lympe with its newsagent/post office, church, village hall, pub and Castle (the historic Lympe 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 4.5 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 4 miles), the Channel Tunnel Terminal (4.5 miles), the ferry port of Dover (12 miles) and Ashford International Passenger Station (10 miles). There is also a main line railway station at Westenhanger (4.5 mile), 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:

OPEN PORCH

Double glazed door with double glazed window to side opening to:

ENTRANCE VESTIBULE

Staircase to first floor inset with lighting, electric heater, open plan to:

SITTING ROOM

Fireplace recess set beneath a timber bressummer beam with free standing wood burning stove over a stone hearth, beamed ceiling, double glazed window to front enjoying views over open countryside, door to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating free standing Rangemaster stove, integrated fridge and space and plumbing for freestanding dishwasher, roll-top work surfaces inset with stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards incorporating glazed display cabinets, full height pull-out larder cupboard, peninsula breakfast bar, double glazed window to side, double glazed window to rear looking through the sunroom to the garden and open fields beyond, electric heater, door to:

SUNROOM

Of timber-framed construction with polycarbonate roof and windows to two sides and door opening to the garden, open plan to: **UTILITY AREA** With plumbing for washing machine beneath a roll-top work surface with wall shelving above and full height storage cupboard.

FIRST FLOOR LANDING

Door giving access to staircase to attic bedroom, electric heater, double glazed window to side, doors to:

BEDROOM

Range of built in wardrobe cupboards, beamed ceiling, wall shelving, two double

glazed windows to front enjoying views over fields and open countryside, electric heater.

BEDROOM

Timber effect flooring, built-in wardrobe cupboard, double glazed window to rear overlooking the garden and open fields beyond.

BATHROOM

Panelled bath with mixer tap and handheld shower, low level W.C. with concealed cistern, wash basin with mixer tap and vanity cupboard below, tiled floor, tiled walls, obscured double glazed window to side, electric heater.

ATTIC BEDROOM

Timber effect flooring, access to eaves storage, double glazed Velux roof light to front, dormer with double glazed window to rear overlooking open fields, electric heater.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low timber and trellised fence with a driveway providing off-road parking and the remainder of the garden laid largely to lawn with various specimen shrubs including palms, a cordyline and a buddleia. Spanning the width of the house is a decked terrace and side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is largely paved for ease of maintenance and incorporates an elevated decked terrace, the ideal vantage point from which to enjoy the splendid open views of the countryside. Within the garden is a freestanding greenhouse.

EPC Rating Band tbc

COUNCIL TAX

Band C approx. £2133.54 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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






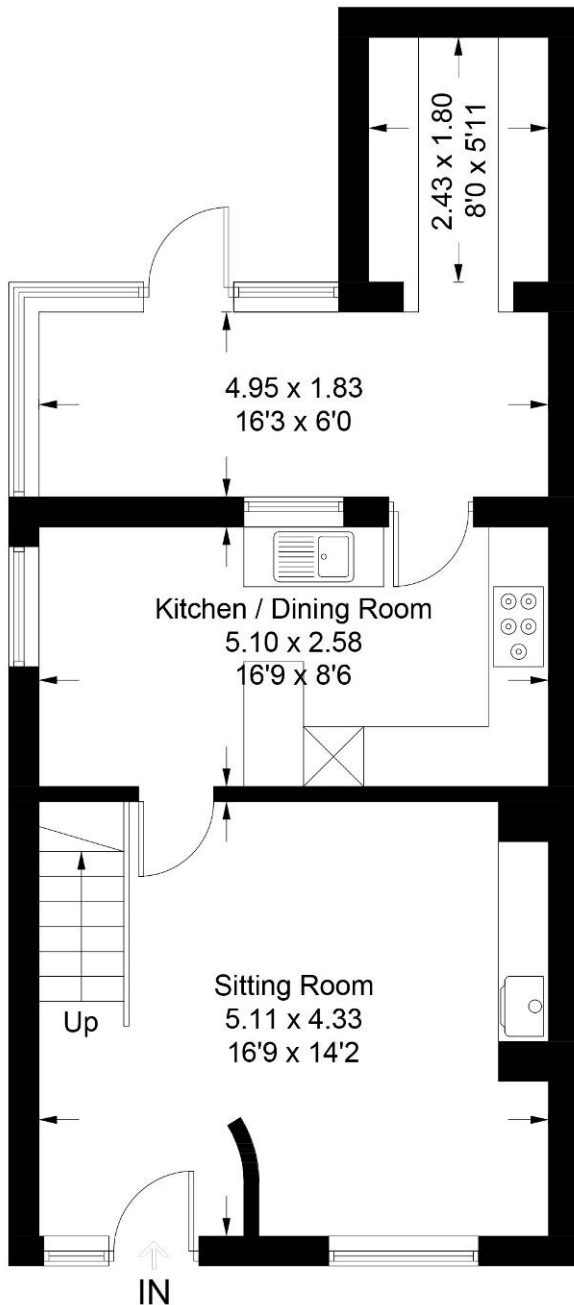


Hammel Cottages, Lympne, CT21

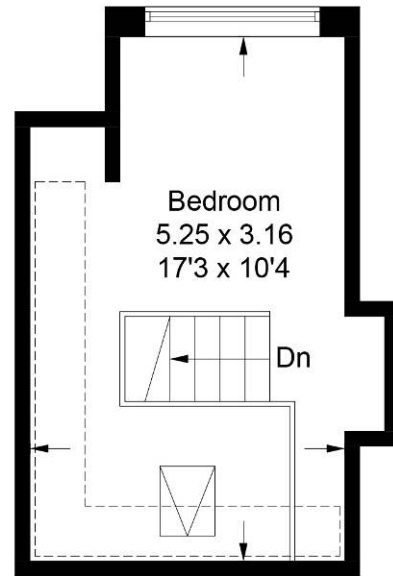
Approximate Gross Internal Area
 Ground Floor = 52.4 sq m / 564 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Second Floor = 16.2 sq m / 174 sq ft
 Total = 104.8 sq m / 1128 sq ft



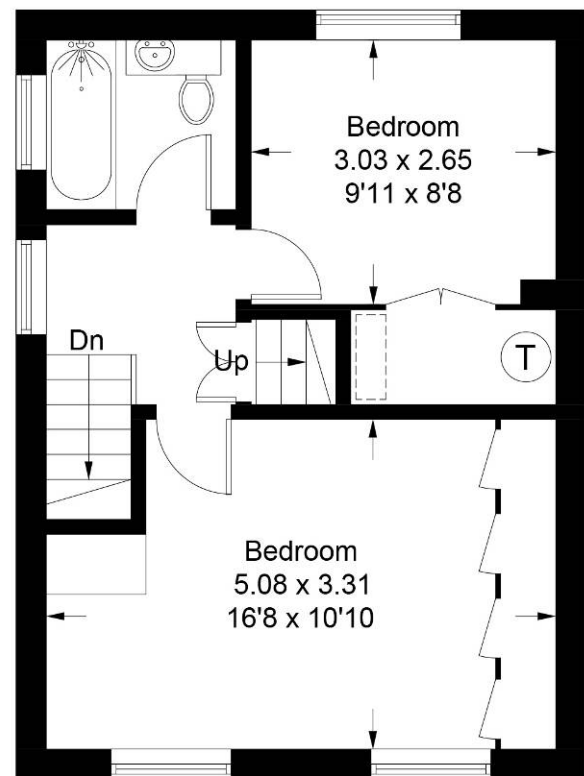
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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