



## **Stone Street**

**Lympne Hythe CT21 4JZ**

- Substantial Detached Family Home
  - Recently Extended To Rear
    - Spacious Living Room
    - Four Double Bedrooms
- Large Front Driveway & Rear Garden
- Four/Five Bedrooms
  - Large Open Plan Kitchen/Diner
    - Study/Snug/Fifth Bedroom
- Family Bathroom & En Suite Shower Room
  - No Onward Chain

**Offers In Excess Of £550,000 Freehold**





Mapps Estates are delighted to bring to the market this impressive four/five bedroom detached family home located in the semi-rural village of Lympe. The property has been refurbished and extended to the rear in recent years, and boasts a sizeable front driveway and rear garden. The ground floor accommodation comprises a front entrance porch, reception hall, spacious living room, a stunning modern kitchen/diner, separate utility and cloakroom, and a further reception room which could be used as a home office, snug or an occasional bedroom. Upstairs you will find the large master bedroom and en suite shower room, three further double bedrooms and a luxury family bathroom with a walk-in shower, rolltop bath and underfloor heating. Being sold with no onward chain, an early viewing of this substantial property comes highly recommended.

Located in the popular village of Lympe with its ever-popular primary school, and within easy walking distance to Lympe Castle and a local convenience store. There is also an active village hall and playing fields. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking under forty minutes to London, St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

## Ground Floor:

### Front Entrance Porch 6'8 x 3'8

With composite entrance door with frosted double glazed panel and window to side, wood effect LVT flooring, side aspect UPVC double glazed window, coat-hanging space, recessed downlighters, radiator, door to reception hall.

### Reception Hall 10'7 x 6'2

With stairs to first floor and understairs storage space, recessed downlighters, radiator, doors to living room and kitchen/diner.

### Living Room 17'5 x 12'

With front aspect UPVC double glazed window, rear aspect UPVC double glazed windows and French doors to patio and garden, fireplace recess and granite hearth, radiator.

### Open Plan Kitchen/Diner 21'6 x 17'4 (max points)

An impressive open plan space comprising a modern fitted kitchen with a comprehensive range of grey gloss finish store cupboards and drawers, square edged worktops with matching upstands and concealed lighting over, inset resin sink/drainers with mixer tap over, space for range cooker with black splashback and extractor canopy over, integrated Beko dishwasher, fitted wine cooler, recessed space and plumbing for American style fridge/freezer, breakfast bar, recessed downlighters, wood effect LVT flooring, rear aspect UPVC double glazed window, dining area with French doors to garden, radiator, doors to study/snug and utility room.

### Study/Snug/Bedroom 11'1 x 10'8

An additional reception room which could be used as a study, snug or occasional fifth bedroom, front aspect UPVC double glazed window, wood effect LVT flooring, recessed downlighters, radiator.



### **Utility Room 6' x 5'5**

With UPVC frosted double glazed back door, square edged worktop, grey gloss finish store cupboards, cupboard housing Ideal gas-fired combination boiler, space and plumbing for washing machine and tumble dryer, cupboard housing consumer unit, recessed downlighters, wood effect LVT flooring, vertical radiator, recessed storage space.

### **Cloakroom**

With UPVC frosted double glazed window, WC, corner wash hand basin with tiled splashback and mixer tap over, recessed downlighters, wood effect LVT flooring.

### **First Floor:**

#### **Landing**

With front aspect UPVC double glazed window with distant countryside views, loft hatch, radiator.

### **Master Bedroom 20'5 (max) x 10'9**

With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, radiator, door to en suite shower room.

### **En Suite Shower Room 6'4 x 6'**

With UPVC frosted double glazed window, shower cubicle with rainfall shower head and separate hand-held shower attachment, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, recessed downlighters, extractor fan, chrome effect heated towel rail, fully tiled walls and floor.

### **Bedroom 11'10 x 11'2**

With front aspect UPVC double glazed window with distant countryside views, recessed downlighters, radiator.

### **Bedroom 12'1 x 8'11**

With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, radiator.



### **Bedroom 12'1 x 8'1**

With front aspect UPVC double glazed window, recessed downlighters, radiator.

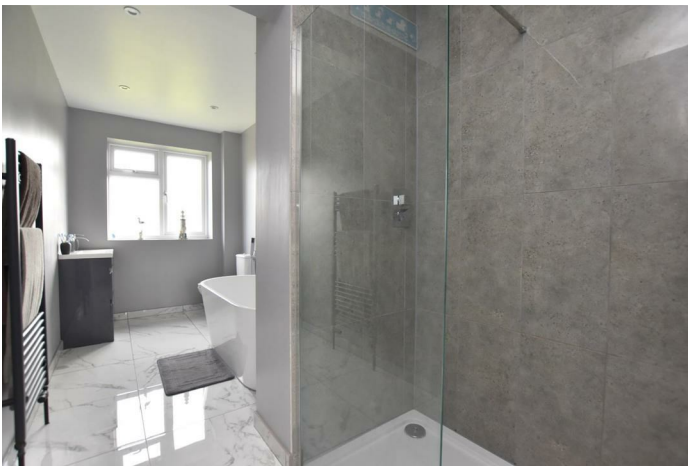
### **Family Bathroom 16'7 x 6'**

With UPVC frosted double glazed window, large walk-in fully tiled shower cubicle with rainfall showerhead and extractor over, roll top bath with freestanding mixer tap and shower attachment over, wash hand basin with grey gloss finish drawer under, WC, recessed store cupboards and shelving, recessed downlighters, tiled floor with underfloor heating, heated towel rail.

### **Outside:**

To the front of the property is a large brick block paved driveway providing ample off-road parking space, bordered by lawned and gravelled areas. There are outdoor wall lights to either side of the front door and a side gate opening to a bin store area. From here, an Indian sandstone pathway leads to the back garden which has been laid to lawn, and a paved terrace to the side. There is an

outside tap and lighting, and a garden shed (with power) to the rear corner.





Ground Floor Approx 72.6 sq meters (781.2 Sq. feet)



First Floor Approx 70.8 sq metres (761.8 sq. feet)



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band E**  
**EPC Rating C**

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 73                                                                                                            | 81        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.