

MAPPS
ESTATES



Dymchurch Road

St. Marys Bay TN29 0ET

- Unique Detached Property
 - Fully Refurbished
- Extended Living/Dining Room
 - Front & Rear Gardens
- Views Across Golf Course To Sea
- Three Bedrooms & Study
 - Modern Kitchen/Diner
- Bathroom & En Suite
- Newly-Built Double Garage
 - No Onward Chain

Offers In Excess Of £450,000 Freehold





Mapps Estates are delighted to bring to the market this attractive three bedroom detached family home enjoying views across Littlestone golf course to the sea. Thought to date back originally to the 1930s and built in an unusual Dutch barn style, the property has been fully refurbished throughout and boasts a newly-constructed double garage to the rear. The versatile and well-appointed accommodation comprises a spacious side entrance lobby opening to a reception hall, a modern fitted kitchen/diner with integrated appliances, an extended living/dining room with a feature roof lantern over the living room area, a study/occasional bedroom and a separate utility room to the ground floor, while to the first floor is the main bedroom and en suite shower room, two further double bedrooms and a family bathroom. There are also front and rear gardens and off-road parking space for two cars in front of the garage. Being sold with the added benefit of no onward chain, an early viewing of this impressive family home comes highly recommended.

Located overlooking Littlestone Championship Golf Course and enjoying distant sea views, only a short walk from the beach, and within easy walking distance to a bus stop. The village of St. Marys Bay is also within walking distance which has a small selection of shops and an active village hall. In the nearby Cinque Port town of New Romney, you will find a selection of independent shops, restaurants and amenities as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary schools are available in New Romney, Dymchurch and Greatstone, secondary schooling in both New Romney and Saltwood, with boys' and girls' grammar schools available in Folkestone. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Entrance Lobby 16' x 7'6

A recent addition to the original property with potential for use as a home office, composite entrance door with inset frosted double glazed panels and window to side, side aspect UPVC double glazed window, tiled floor, glazed panel door to reception hall.

Reception Hall 16'9 x 9'2 (max points)

With internal UPVC double glazed window looking through to entrance lobby, cupboard housing consumer unit, stairs to first floor, understairs store cupboard with fitted worktop and light, radiator.

Cloakroom 5'9 x 5'3

With UPVC frosted double glazed window, fitted unit comprising WC with concealed cistern, shelf with inset wash hand basin and mixer tap, tiled splashback over and white gloss finish cabinets under, extractor fan, tiled flooring, radiator.

Kitchen/Diner 16'9 x 12'9

With two front aspect UPVC double glazed windows with views across golf course, modern fitted kitchen with range of grey store cupboards and drawers, square edged worktops with tiled splashbacks and lighting over, one and a half bowl ceramic sink/drainer with mixer tap over, four ring induction hob with extractor canopy over and Bosch electric oven under, integrated dishwasher and fridge/freezer, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, generous dining area, LVT flooring, recessed downlighters, radiator.

Living/Dining Room 24'3 x 16'10

Comprising dining room area with side aspect UPVC double glazed window, recessed store cupboard, radiator, opening through to living room area with feature roof lantern over, side aspect UPVC double glazed window, rear aspect double glazed bi-fold doors opening to patio and garden, recessed downlighters, radiator.

Study 11'1 x 7'8

A useful extra reception room which would make an ideal study, snug or occasional guest bedroom, with front aspect UPVC double glazed window, radiator, glazed panel doors to reception hall and utility room.



Utility Room 7'8 x 5'3

With rear aspect UPVC double glazed window, fitted worktop with inset ceramic sink/drain and mixer tap over and grey gloss finish store cupboards under, tiled splashback and windowsill, space and plumbing for washing machine and tumble dryer, tiled floor, radiator.

First Floor:

Landing

Master Bedroom 14'9 x 12'10

With front aspect UPVC double glazed window enjoying view across the golf course to the sea, loft hatch, radiator, door to en suite shower room.

En Suite Shower Room 12'2 x 4'4

With UPVC frosted double glazed window, fully tiled shower cubicle with extractor fan over, wash hand basin with mixer tap over set into shelf with white gloss finish store cabinets under and WC with concealed cistern to the side, recessed downlighters, part-tiled walls and tiled floor, chrome effect heated towel rail.

Bedroom 15'7 x 9'11 (max to door)

With front aspect UPVC double glazed window enjoying view across the golf course to the sea, rear aspect UPVC double glazed window looking onto garden and with countryside view, recessed shelved store cupboard, two radiators.

Bedroom 13'8 x 9'8

With rear aspect UPVC double glazed window looking onto garden and with countryside view, radiator.

Family Bathroom 8'10 x 5'6

With panelled bath with mixer tap and wall-mounted shower attachment over, wash hand basin with mixer tap over set into shelf with white gloss finish store cabinets under and WC with concealed cistern to the side, fitted mirror with inset lighting, recessed downlighters, part-tiled walls and tiled floor, extractor fan, chrome effect heated towel rail.

Outside:

To the front of the property is a large garden which has been laid to lawn. This offers the potential to hard landscape or create further off road parking if required; ideal for a caravan, boat or motorhome.



The secure rear garden has again been laid mostly to lawn with a paved patio, outside tap and power points, wall lights, a back gate accessing the parking area and a side door to the double garage.

Double Garage 17'4 x 17'

Recently constructed, with wood effect remote controlled roller door, side aspect UPVC double glazed window and door opening to rear garden, loft hatch to large open loft storage space, power and light to both levels. The shared driveway has been laid to brick block paving and there are two parking spaces in front of the garage.





Ground Floor

Approx. 101.7 sq. metres (1095.0 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 163.5 sq. metres (1760.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating D

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

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
 http://www.mappsestates.co.uk

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.