

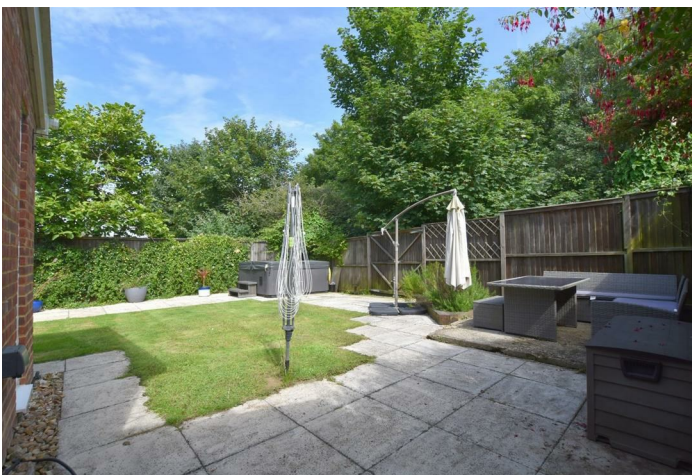


Octavian Drive

Lympne CT21 4JG

- Four/Five Bedroom Detached Family Home
 - Spacious Living Room with Media Wall
 - Utility Room & Cloakroom
- Delightful Rear Garden Backing Onto Woodland
 - Electric Charging Point
- Beautifully Presented
- Modern Fitted Kitchen & Dining Area
 - Modern Family Bathroom
- Off Road Parking For Three Cars
 - Beautiful Village Location

Asking Price £500,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented four/five bedroom detached residence in a quiet cul-de-sac location in the sought-after village of Lympe. The well-appointed accommodation to the ground floor comprises a welcoming entrance hall, generous living room with feature media wall, modern kitchen/breakfast room which opens onto a delightful dining area with bi-fold doors opening onto the garden, utility room, separate cloakroom, and the addition of a bedroom/playroom which was originally the garage before being tastefully converted. To the first floor, you will find the four bedrooms (all with fitted 'Sharps' bedroom furniture), and the modern family bathroom. In addition there is a lawned garden to the rear which backs onto beautiful woodland, and a block paved driveway providing off-road parking for three cars. An early viewing comes highly recommended to fully appreciate this desirable family home.

Located in the semi-rural 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 approximately 38 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.

Entrance Porch

With composite front door and frosted UPVC double glazed windows to side.

Entrance Hall

With Upvc front door with keyless entry system, stairs to first floor, door leading through to:

Living Room 16'4 into Bay x 11'3

With Upvc double glazed bay windows, wood effect laminate flooring, two vertical radiators, coved ceiling, feature media wall with space for tv and 3D electric fire below, double sliding doors opening through to:

Kitchen 16'2 x 10'9

Comprising a range of matching white gloss wall and base units, square edge worksurfaces, laminate splash backs, additional breakfast island with built in storage, inset sink with mixer tap over, inset five ring gas hob with Bosch extractor hood over, integrated Siemens double oven/grill and microwave above, wood effect laminate flooring, space for fridge/freezer, space for wine cooler, built in under stairs storage cupboard, Upvc double glazed window to rear, opening through to:

Dining Room 17'8 x 8'8

With Upvc double glazed bi-fold doors leading out onto the garden, two Upvc windows to rear, three Velux skylights, inset spotlights, wood effect laminate flooring, vertical radiator, feature bio-ethanol fireplace.

Utility Room 7'11 x 6'4

With Upvc double glazed door to garden and window to side, a range of matching wall and base units, square edge work surfaces, inset sink with mixer tap over, space and plumbing for washing machine and dishwasher, space for tumble dryer, wall hung Worcester combination boiler (installed in 2019), tiled effect laminate flooring.



Cloakroom

With Upvc double glazed frosted window to side, low level WC, wall hung wash hand basin with mixer tap over, chrome effect heated towel rail, tiled effect laminate flooring, fully tiled walls.

Bedroom/Playroom (formerly the garage) 16'0 x 7'7

With Upvc double glazed window to front, radiator, wood effect laminate flooring.

First Floor:

Landing

With hatch to loft space, built in shelved linen cupboard, doors to:

Bedroom 13'9 x 11'5 max points)

With two Upvc double glazed window to front, a range of fitted 'Sharps' wardrobes with sliding mirrored doors, spotlights, radiator.

Bedroom 11'5 x 7'11 (to fitted wardrobes)

With Upvc double glazed window to front, radiator, fitted 'Sharps' wardrobes to one wall.

Bedroom 9'3 x 8'9

With Upvc double glazed window to rear, 'Sharps' fitted wardrobes, radiator.

Bedroom 8'9 x 5'8

With Upvc double glazed window to rear, fitted 'Sharps' Wardrobes and matching dressing table to side, radiator.

Modern Family Bathroom 7'3 x 5'8

A white suite comprising low level WC, vanity wash hand basin with mixer tap over and storage cupboard under, panelled bath with mixer tap and shower over with glazed screen to side, heated towel rail, fully tiled walls and floor, Upvc double glazed frosted window, inset spotlights and extractor.

Outside:

The rear enclosed garden is mainly laid to paving with a central lawned area. Double gates open onto woodland to the rear. There is gated access to both sides of the property. The garden



also has outdoor power points and space for a hot tub if required. To the front is a spacious driveway laid to brick block paving providing off-road parking for three cars; there is also an electric charging point.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanIt.

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) A		
(81-91) B		
(69-80) C	69	80
(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	

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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.