



MAPPS
ESTATES



Hythe Road Dymchurch TN29 0LN

- Unique Detached Family Home
- Sympathetically Extended & Renovated
- Family Bathroom & En Suite Shower Room
- Modern Fitted Kitchen/Breakfast Room
- Garden & Bespoke Outbuildings
- Dating Back To The 1920s
- Three Double Bedrooms
- Living Room, Dining Room & Sun Room
- Adaptable Accommodation
- Solar Panels, Gated Driveway & Carport

Offers In Excess Of £475,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom detached residence located within level walking distance of Dymchurch high street and the beach and enjoying far-reaching countryside views. Originally thought to date back to the 1920s, the property has since been sympathetically extended and remodelled over the years and now presents an enviable family home, successfully blending modern fixtures such as a contemporary fitted kitchen, family bathroom and en suite shower room with much of the original period character and charm. The ground floor accommodation comprises a welcoming reception hall, cloakroom, a dining room with log burner and French doors to the recently-added side extension, a spacious yet homely living room with an additional log burner, a modern sun room opening to the rear garden, a study, and a recently-fitted 'Howdens' kitchen/breakfast room with quartz worktops and a feature Aga Rayburn stove. Upstairs you will find three double bedrooms, the master suite enjoying a vaulted ceiling, walk-in wardrobe and an en suite shower room; there is also a generous family bathroom with both a bath and a large shower cubicle. The current owners have also had built a large timber outbuilding to the rear garden incorporating a workshop, a garden room with an infra-red sauna and bar, and a covered hot tub. The garden is attractively landscaped and enjoys two sun terraces. To the front there is a gated driveway for three cars as well as a timber carport and log store. An early viewing comes highly recommended to fully appreciate all this unique and desirable family home has to offer.

Located to the eastern side of Dymchurch and within level walking distance of Dymchurch's sandy beaches and high street. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

Ground Floor:

Front Entrance

Approached via a gated pathway with a feature arched canopy over.

Reception Hall 11'2 x 6'11

With arched wooden front door with inset leaded window and leaded window to side, further side aspect UPVC leaded double glazed window, plate shelf and dado rail, coat-hanging space, space for desk, tiled floor, radiator, doors to cloakroom and dining room.

Cloakroom

With UPVC frosted leaded double glazed window, modern suite comprising wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, fully tiled walls and floor, wall light, radiator.

Dining Room 14'8 x 10'11

With two front aspect UPVC leaded double glazed windows, fireplace with wooden mantel beam over and 'Hobbit' log burning stove set onto granite hearth, picture rail, wood flooring, stairs to first floor with understairs store cupboard, recessed downlighters, UPVC leaded double glazed French doors to side extension/hobby room, door to living room.

Living Room 21'3 x 14'10

With side aspect UPVC leaded double glazed window, exposed ceiling timbers, exposed brick effect fireplace with wooden mantel and recessed cast iron log burner set onto tiled hearth, fitted wooden cabinet and log store to side, wood flooring, feature spiral staircase to master bedroom, three radiators, opening through to kitchen/breakfast room, wooden bi-fold glazed doors to sun room.

Sun Room 12'7 x 8'9

Recently added sun room with two side aspect UPVC leaded double glazed windows, roof lantern, Karndean wood effect flooring, aluminium double glazed bi-fold doors to rear garden, recessed downlighters, vertical radiator.



Kitchen/Breakfast Room 21'3 x 8'11(max)

With side aspect UPVC leaded double glazed window, UPVC leaded double glazed door to paved terrace and garden, recently fitted 'Howdens' kitchen comprising a comprehensive range of matching store cupboards, illuminated display cabinets and drawers, quartz worktops and upstands with tiled splashbacks and downlighters over, inset one and a half bowl resin sink/drainage with rinsing tap over, two ring induction hob, fitted high level microwave/oven, Aga Rayburn gas-fired cooker comprising boiler for central heating and hot water, two ovens and two hot plates with feature blue splashback over, wine rack, space for American style fridge/freezer, integrated dishwasher, space and plumbing for washing machine, recessed downlighters, Karndean wood effect flooring, breakfast bar.

Study 10'2 x 4'7

Part of a recently added side extension, with a rear aspect UPVC double glazed window, recessed downlighters and wood effect laminate flooring.

Hobby Room 20'9 x 4'8

Part of a recently added side extension making an ideal hobby or reading room, with two Velux windows, fitted shelving, and a front aspect UPVC leaded double glazed window with countryside view.

First Floor:

Split Level Landing

With front aspect feature porthole window, solar panel inverter, cupboard housing electric meter and consumer unit, wall light, sloping ceiling, radiator, steps up to front bedroom.

Master Bedroom 14'9 x 9'11

With rear aspect UPVC leaded double glazed window with open outlook, vaulted ceiling and exposed timbers, spiral staircase to ground floor, walk-in wardrobe with hanging rails, fitted shelving and shoe racks and pressurised hot water cylinder, radiator, door to en suite shower room.

En Suite Shower Room 6'8 x 4'5

With UPVC frosted leaded double glazed window, shower cubicle with rainfall shower and separate



hand-held shower attachment, recessed shelf with downlighters, wash hand basin with mixer tap over and store cabinet under, wall-mounted mirrored cabinet with inset lighting, WC, recessed downlighters, extractor fan, fully tiled walls and floor.

Bedroom 11'6 x 11'5

With side aspect UPVC leaded double glazed window with open outlook and countryside view, fitted double wardrobe, feature fireplace, radiator.

Bedroom 11' x 9'5

With front aspect UPVC leaded double glazed window with far-reaching countryside view, feature fireplace, feature fireplace, radiator.

Family Bathroom 10'9 x 6'9

With UPVC frosted and leaded double glazed window, panelled bath with mixer tap over, large separate shower cubicle with rainfall shower, separate hand-held shower attachment and recessed shelf, vanity unit comprising wash hand basin with mixer tap over, store cabinet under, and WC with concealed cistern and shelf over, fully tiled walls and floor, loft hatch, heated towel rail, recessed downlighters.

Outside:

To the front of the property is a gated brick block driveway with off-road parking space for three cars, a timber carport, and a personal gate and pathway to the front entrance. There is a log store to the rear, an outside tap and power points, and a gate leading to the rear garden. The rear garden is laid to lawn with attractive shrub/flower borders. There are two paved terraces, paved pathways, outdoor lighting, a brick-built barbeque and a back gate opening to a public bridleway. The current owners have had constructed a substantial timber outbuilding comprising a workshop, garden room and a covered hot tub area: the workshop measures 9'2 x 8'6 (max) with paved flooring, power and light, a fitted workbench and shelving; the garden room measures 15'3 x 8'4 and has plastered walls and ceiling, a bar with serving hatch to the hot tub, laminate flooring and a fitted infra-red sauna; the covered hot tub area has composite decking, a fitted hot tub, wall lights and side canopies for privacy. There is also a bespoke garden shed measuring 9'2 x 7'1 internally, set onto a concrete base and with side windows and a UPVC frosted double glazed door.





Ground Floor

Approx. 92.5 sq. metres (995.4 sq. feet)



Split Level First Floor

Approx. 58.3 sq. metres (627.4 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) A		
(81-91) B		
(69-80) C	76	79
(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.