



## High Knocke

Dymchurch TN29 0QD

- Detached Family Home
- Accommodation Over Three Floors
  - Spacious Fitted Kitchen
- Bathroom & En Suite Shower
- Garage & Off-Road Parking
- Five Bedrooms
- Countryside & Sea Views
- Large Living/Dining Room
- Attractive Rear Garden & Patio
- Short Walk To Seafront

**Offers In Excess Of £425,000 - £475,000 Freehold**







Mapps Estates are delighted to bring to the market this well presented five bedroom detached family home, located a short walk from the seafront and enjoying far-reaching countryside views to the rear. The accommodation is arranged over three floors, the ground floor comprising a reception hall, fitted kitchen, a spacious living/dining room, and a cloakroom; to the first floor you will find four bedrooms and a family bathroom, with a further bedroom on the top floor boasting an en suite shower room and sea views along the coastline. There is an attractive rear garden and patio, an integral garage and off-road parking for two cars. An early viewing comes highly recommended.

Located on a private road on the outskirts of Dymchurch and within walking distance of its sandy beaches. 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 being available 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 (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

#### **Ground Floor:**

##### **Front Entrance**

With pitched roof canopy and light over, UPVC entrance door with frosted double glazed window to side.

##### **Reception Hall 13'10 x 5'10**

With stairs to first floor, understairs store cupboard, coved ceiling, radiator, 'Hive' heating thermostat, doors to kitchen and living/dining room.

##### **Cloakroom**

Understairs cloakroom comprising WC, corner wash hand basin with tiled splashback, wood effect laminate flooring, recessed spotlight, extractor fan.

##### **Kitchen 13'10 x 9'8**

With front aspect UPVC double glazed window, a range of fitted store store cupboards and drawers, rolltop work surfaces with matching upstands and tiled splashbacks, inset one and a half bowl ceramic sink/drainers with mixer tap over, four ring gas hob with extractor fan over, fitted high level double electric oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing wall-mounted Worcester Bosch gas-fired boiler (installed 2023), coved ceiling, wood effect laminate flooring, recessed downlighters, radiator.

##### **Living/Dining Room 24'5 x 11'5**

With two rear aspect UPVC double glazed windows looking onto garden, rear aspect UPVC double glazed window and sliding door to patio and garden, feature fireplace, dado rail, coved ceiling, three radiators.

#### **First Floor:**

##### **Landing**

With rear aspect UPVC double glazed window with countryside view, stairs to top floor with store cupboard under, coved ceiling, radiator.

##### **Bedroom 13'10 x 10'**

With front aspect UPVC double glazed window with view to sea wall and sea glimpse, built-in airing cupboard housing hot water cylinder with fitted shelving and heating control panel, recessed downlighters, coved ceiling, radiator.

**Bedroom 11'8 x 8'10**

With rear aspect UPVC double glazed window with countryside view, recessed downlighters, coved ceiling, radiator.

**Bedroom 8'9 x 7'10**

With rear aspect UPVC double glazed window with countryside view, coved ceiling, radiator.

**Bedroom 16'10 x 7'4**

With front aspect UPVC double glazed window with view to sea wall and sea glimpse, coved ceiling, radiator.

**Family Bathroom 6'8 x 5'6**

With UPVC frosted double glazed window, modern suite comprising panelled bath with mixer tap, rainfall shower and separate shower attachment and screen over, wash hand basin with mixer tap over and store cupboard under, fitted mirror with inset lighting and demister, WC, part-tiled walls, tiled floor, recessed downlighters, chrome effect heated towel rail.

**Top Floor:****Landing**

With eaves access points and door to bedroom.

**Bedroom 19'7 x 11'10 (max points)**

With some restricted head height, rear aspect UPVC double glazed window with far-reaching countryside view, dual aspect Velux windows with fitted black-out blinds offering lovely sea views along the coastline, built-in wardrobe, eaves access points, recessed downlighters, radiator, door to en suite shower room.

**En Suite Shower Room 7'1 x 5'9**

With Velux window and fitted black-out blind and sea view towards Dungeness, large Aqua-panelled shower cubicle with rainfall shower and separate shower attachment, combination

downlighter/extractor fan over, wash hand basin with mixer tap and tiled splashback over and store cabinet under, fitted mirror with inset lighting and demister, WC, recessed downlighter, eaves access point, tiled floor, radiator.

**Outside:**

To the front of the property there is off-road parking for two cars, a flower bed and a side gate leading through to the rear garden. This has been attractively landscaped, having a paved patio area, looking onto the lawn with mature shrub borders. There is also a fishpond, an outside power point and tap, and a garden shed measuring 7'10 x 5'10 internally, with a fitted workbench and power point.

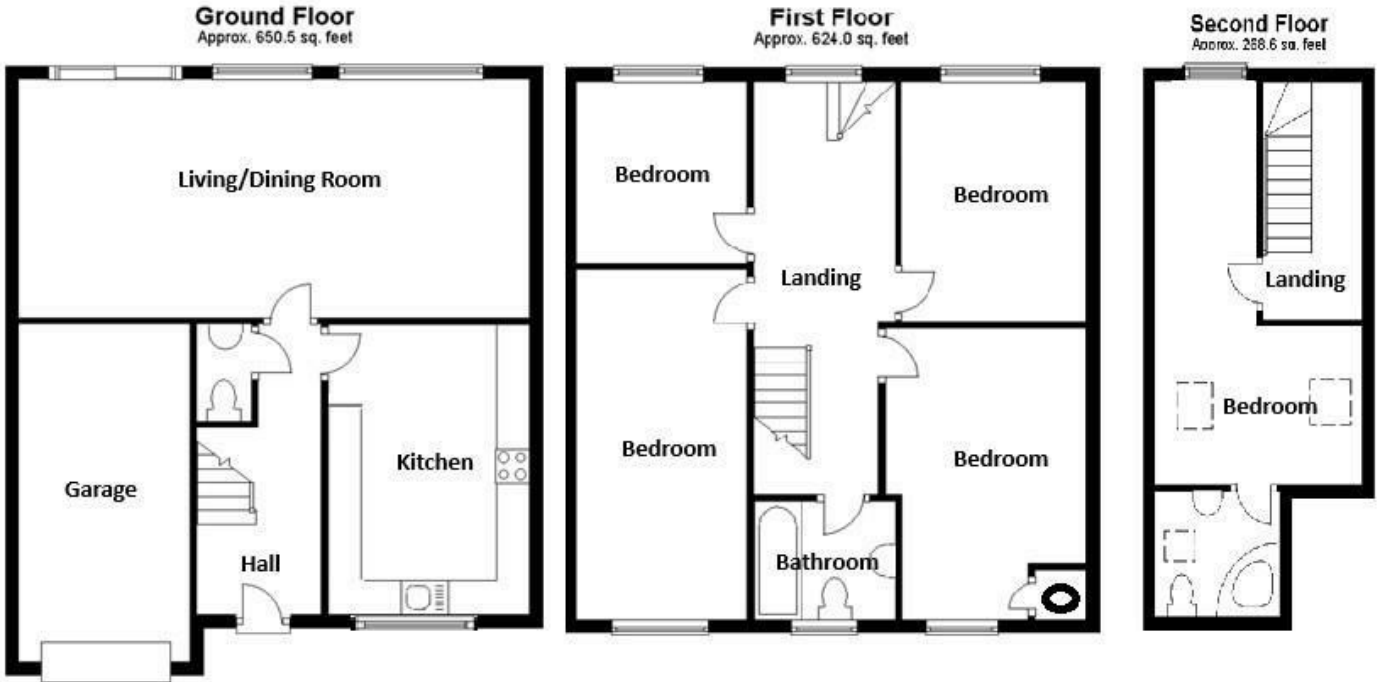
**Garage 17' x 7'4**


With up and over door, consumer unit and electric meter, power and light.

**Agent's Note:**

Please note, permission has been granted for the construction of a new residential development on the land to the rear of this property; planning application 21/2525/F.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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.