



## Hythe Road

Dymchurch Romney Marsh TN29 0TJ

- Impressive & Versatile Detached Residence
  - Immaculately Presented Throughout
  - Two Bathrooms & Two En Suites
- Expansive Driveway & Large Garage
  - Close To Village & Sandy Beach
- Family Home Plus Large Two Bedroom Annexe
  - Six/Seven Double Bedrooms In Total
- Landscaped Gardens, Outbuildings & Garden Office
  - Ideal For Multi-Generational Living
  - High Specification Finish

**Offers In Excess Of £800,000 Freehold**







Mapps Estates are delighted to bring to the market this impressive and beautifully presented six/seven bedroom family home situated a short walk from sandy beaches, in a semi-rural location on the western outskirts of Dymchurch. The generous and adaptable accommodation could equally be used as a single residence or for multi-generational living, and is currently being used as two separate dwellings: a two bedroom annexed single storey residence and a separate four/five bedroom two storey family home. The property is set on a sizable plot and enjoys an expansive gated driveway offering parking space for multiple vehicles, with attractively landscaped gardens and paved sun terraces to the side and rear. There are also numerous outbuildings, a modern garden office and a large detached garage. The property is finished to a high specification throughout, boasting two fitted kitchens, three reception rooms, two bathrooms and two en suite shower rooms. An early viewing of this unique and substantial family home comes highly recommended.

Located on the eastern 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**

Recessed front entrance with tiled floor and light over and wall light to both sides, composite front door with inset frosted leaded double glazed panels, opening to reception hall.

##### **Reception Hall**

With Amtico wood effect flooring, loft hatch with fitted loft ladder, walk-in cloaks cupboard with consumer unit, light and radiator, airing cupboard housing pressurised hot water cylinder, coved ceiling, radiator.

### **Bedroom 24'7 x 8'11 (max)**

With rear aspect double glazed windows and French doors opening to patio and garden, dressing room area with range of matching wardrobes, recessed downlighters, side aspect frosted double glazed window, two radiators, door to en suite shower room.

### **En Suite Shower Room 7'4 x 6'9**

With frosted double glazed window, shower cubicle with rainfall shower and separate hand-held shower attachment and aquaboarding to walls, wash hand basin with mixer tap over set into wood effect shelf with black gloss finish store cabinets under and to side, WC with concealed cistern, shaver point, recessed downlighters, extractor fan, heated towel rail, vinyl flooring.

### **Kitchen/Breakfast Room 12'5 x 11'5**

With rear aspect double glazed French doors opening to patio and garden, square edged worktops with tiled splashbacks, inset one and a half bowl resin sink/drainage with mixer tap over, range of fitted wood effect store cupboards and drawers, central island unit with breakfast bar to one end and store cupboards under, fitted Neff induction hob with extractor over, fitted high level Neff double oven/microwave, space and plumbing for washing machine and dishwasher, wine cooler, space for fridge/freezer, cupboard housing wall-mounted Potterton gas-fired boiler, vertical radiator, recessed downlighters, wood effect Amtico flooring.

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

With front aspect UPVC double glazed window, vertical radiator.

### **Bathroom 8'10 x 4'10**

With frosted double glazed window, panelled bath with mixer tap and Mira shower over, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, extractor fan, recessed downlighters, heated towel rail, mostly tiled walls, vinyl flooring.

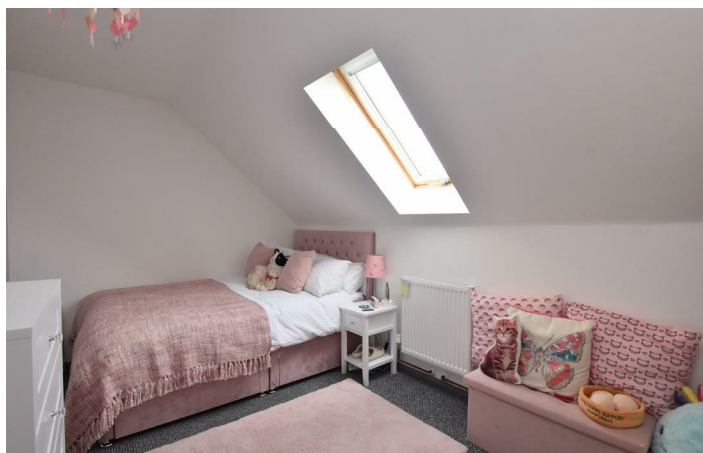
### **Lounge/Diner 19'6 (max) x 17'10**

With large rear aspect bay window with double glazed windows looking onto garden, exposed brick fireplace with wooden mantel shelf and cast iron log burner, space for dining table, picture rail, Amtico wood effect flooring, coved ceiling, radiator.

### **Twin Doors To:**

#### **Inner Hallway**

With stairs to first floor, understairs store cupboard, rear aspect double glazed window looking onto garden, recessed coat-hanging space with consumer unit and recessed downlighter over, Amtico wood effect flooring, two vertical radiators.





### **Bedroom 13'4 x 8'7**

With front aspect double glazed window, recessed fitted double wardrobe, Amtico wood effect flooring, recessed downlighters, radiator.

### **Lounge/Bedroom 11'10 x 11'10**

Currently used as an additional lounge but could serve as an additional bedroom if required, front aspect double glazed window, fitted wooden mantel over chimney breast recess, Amtico wood effect flooring, radiator.

### **Bathroom 12'2 x 5'8**

With frosted double glazed window, jacuzzi bath with central mixer tap, wall-mounted shower attachment, rainfall showerhead and shower screen over, fitted shelf with inset wash hand basin with mixer tap over, WC with concealed cistern, store cupboard, extractor fan, recessed downlighters, part-tiled walls, heated towel rail, vinyl flooring.

### **Open Plan Living Space 29' x 13'6 comprising:**

#### **Living Room Area**

With front aspect double glazed window, Amtico wood effect flooring, radiator, opening through to kitchen/diner.

### **Kitchen/Diner**

With side aspect double glazed windows and French doors opening to paved terrace, rear aspect double glazed window looking onto garden, square edged worktops with tiled splashbacks over, inset stainless steel one and a half bowl sink/drainers with mixer tap over, range of cream gloss finish store cupboards and drawers, four ring gas hob with extractor canopy over, fitted high level Samsung smart ovens/microwave, integrated fridge/freezer, space and plumbing for washing machine, dishwasher and tumble dryer, inset plinth lighting, vertical radiator, space for dining table, Amtico wood effect flooring.

### **First Floor:**

#### **Landing**

With skylight window, loft hatch, space for desk if required, radiator.

### **Bedroom 17'6 x 10'5 (16'1 to door)**

With dual aspect skylight windows with fitted blinds, fitted walk-in wardrobe, two radiators, door to en suite shower room.

### **En Suite Shower Room 9'1 x 5'3**

With skylight window with fitted blind, walk-in shower enclosure with rainfall shower and aquaboarding to



walls, wash hand basin with mixer tap over set into shelf with store cabinet under, WC with concealed cistern and shelf over, recessed downlighters, extractor fan, chrome effect heated towel rail, wood effect Amtico flooring.

#### **Bedroom 13'10 x 8'7**

With skylight window with fitted blind, radiator.

#### **Bedroom 13'7 x 8'1**

With skylight window with fitted blind, radiator.

#### **Cloakroom**

With WC, wash hand basin with mixer tap and tiled splashback over and wood effect store cabinet under, recessed downlighters, extractor fan, vinyl flooring, radiator.

#### **Outside:**

The property is located on a large plot near the sea wall and enjoying a pleasant aspect overlooking an adjacent field. The gated and expansive front driveway is laid to beach shingle and can easily accommodate multiple vehicles, motorhomes, caravans, etc. There is also a large garage, a lawned area, raised shrub borders, a log store, an outside tap and wall lights. Gated access to one side leads through to the rear garden. To the other side is a picket fence and gate opening to a side terrace laid to Indian sandstone and

looking onto the neighbouring field. There is additional outdoor lighting and a tap. A paved pathway leads round to the rear garden which has been divided into two parts by a low central fence. To one side is an additional paved sun terrace, lawn, a garden shed and store, and a modern garden office. A gate opens through to the adjacent garden which has a lawn, a paved patio and shrub borders. There is a large covered pergola which at one stage had a hot tub installed beneath, a summerhouse, wall lights and tap, a water feature and a large garden outbuilding (measuring 10'1 x 7'8 internally, with UPVC double glazed windows and door, power and light and fitted work benches).

#### **Garden Office 10'9 x 10'**

Fully insulated outbuilding with UPVC double glazed windows and French doors, wood effect laminate flooring, recessed downlighters and wall-mounted electric heater.

#### **Garage 20'3 x 16'4**

With wooden double and single doors, rear aspect double glazed window looking onto adjacent field, fitted workbench, power and light, personal door to side.







**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	71
(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	

### Mapps Estates Sales Office

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

### Contact

01303 232637  
[info@mappsestates.co.uk](mailto: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.