



Stone Street Lympne CT21 4JP

- Impressive Detached Chalet Style Home
- Planning Permission For Three New Homes
 - Extensive Gardens
 - Numerous Garages
 - Countryside Views
- Plot In Excess Of One Acre
 - Five Bedrooms
 - Large Gated Driveway
 - Living & Dining Rooms
 - No Onward Chain

Asking Price £1,000,000 Freehold





***LAND WITH PLANNING PERMISSION GRANTED FOR THREE EXECUTIVE HOMES ***

Mapps Estates are delighted to bring to the market this impressive five bedroom detached chalet style residence set on a private plot in excess of one acre, enjoying beautiful gardens and countryside views. In addition, planning permission has been granted for the erection of three five bedroom detached barn style homes which would involve the prior demolition of the existing property. The current home comprises a reception hall, kitchen, boot room, shower room, utility room, dining room, living room, two double bedrooms and a bathroom to the ground floor, with three further bedrooms and an en suite bathroom to the first floor. The property could now benefit from refurbishment, and it may also be of interest that planning permission for a two storey extension had been acquired but has since lapsed. Benefitting also from a sweeping gated gravel driveway providing ample off-road parking for numerous vehicles as well as generous garaging, an early viewing comes highly recommended.

Located in the popular 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 just over 30 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.

Ground Floor:

Front Entrance

With steps up from the driveway to the front entrance, leaded double glazed wooden front door with windows to sides, opening to reception hall.

Reception Hall 13'8 x 7'1

With stairs to first floor and understairs store cupboard, coved ceiling and ceiling rose, radiator, glazed panel doors to kitchen and dining room.

Dining Room 16' x 13'10

With front aspect leaded double glazed window looking onto driveway and garden, open fireplace, coved ceiling and ceiling rose, radiator, glazed panel doors to inner hallways.

Inner Hallway 8'11 x 3'5

With coved ceiling and radiator, doors to bedrooms and bathroom.

Bedroom 12'5 x 10'11

With front aspect leaded double glazed window looking onto driveway and garden, built-in wardrobe, coved ceiling, radiator.

Bedroom 9'5 x 8'8

With rear aspect double glazed window, recessed built-in wardrobe, coved ceiling, radiator.

Bathroom 8'3 x 5'4

With frosted double glazed window, panelled bath with mixer tap, shower and screen over, pedestal wash hand basin with mixer tap over, WC, chrome effect heated towel rail, fully tiled walls, vinyl flooring, radiator.

Inner Hallway 7'10 x 4'11

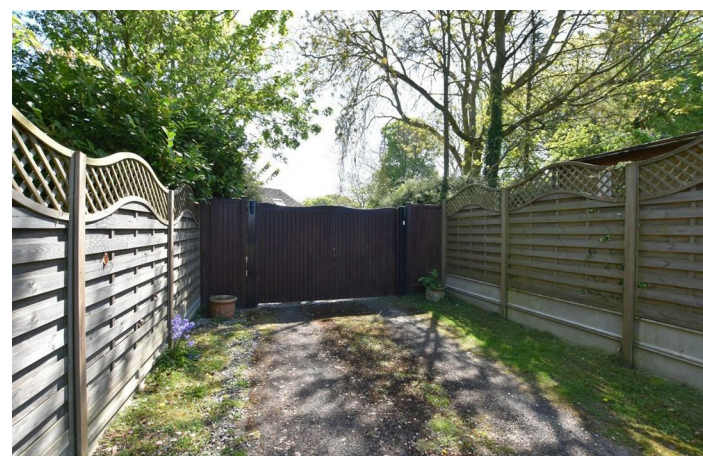
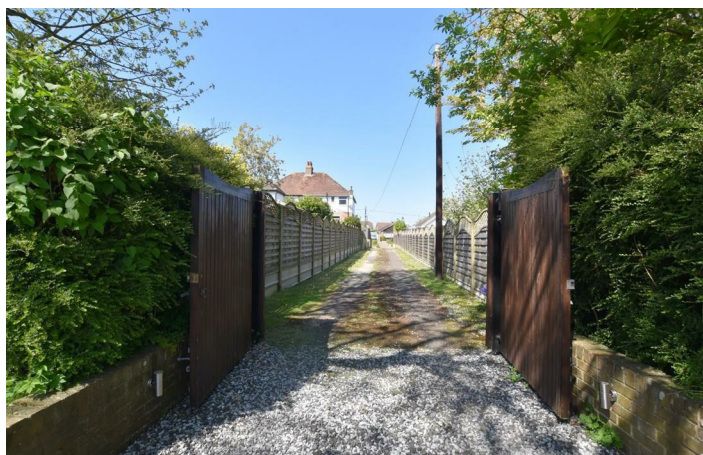
With coved ceiling, heating thermostat, recessed spotlights, radiator, glazed panel doors to kitchen and living room.

Living Room 14'11 x 14'6

With rear aspect UPVC double glazed French doors to terrace and garden, side aspect double glazed window, side aspect double glazed window and sliding door to terrace, four wall lights, coved ceiling, radiator.

Kitchen 16'7 x 7'11

With rear aspect double glazed window looking onto garden, rolltop work surfaces with tiled splashbacks, range of fitted store cupboards and drawers, inset one and a half bowl resin sink/drainage with mixer tap over, four ring gas hob with pull-out extractor over, fitted high level electric double oven, wood effect vinyl flooring, radiator, glazed panel door to boot room.



Boot Room 8' x 7'2

With glazed panel back door to terrace, wall-mounted store cupboards, vinyl flooring, radiator, door and steps down to utility room, door to shower room.

Shower Room 9'11 x 2'8

With fully tiled shower cubicle and electric shower, wall-hung wash hand basin, WC, wall-mounted store cupboard, extractor fan, part-tiled walls, vinyl flooring, radiator.

Utility Room 11'3 x 9'6

With rear and side aspect double glazed windows, wood effect worktop with inset stainless steel sink/drainage and mixer tap over, space and plumbing for washing machine and tumble dryer, fitted store cupboards, built-in store cupboard with consumer unit, tiled floor. radiator, door to integral double garage.

Integral Double Garage 19'10 x 17'2

With two remote controlled roller doors, side aspect window, fitted workbench and shelving, wall-mounted Alpha gas-fired combination boiler, power and light.

First Floor:

Landing 14'11 x 4'5

With large rear aspect double glazed window with countryside view, built-in linen cupboard, radiator.

Bedroom 14'11 x 12'9 (max points)

With rear aspect double glazed window with countryside view, front aspect Velux window with garden view, eaves storage cupboard, three eaves access panels, two radiators, door to e suite bathroom.

En Suite Bathroom 7'11 x 5'6

With side aspect Velux window with countryside view, panelled bath, pedestal wash hand basin, WC, part-tiled walls, vinyl flooring, radiator.

Bedroom 16'7 x 15'5 (max points)

With front and side aspect Velux windows, eaves access panel, two radiators.

Bedroom 10'4 x 9'3

With front aspect Velux window with garden view, loft hatch, fitted shelving, radiator.

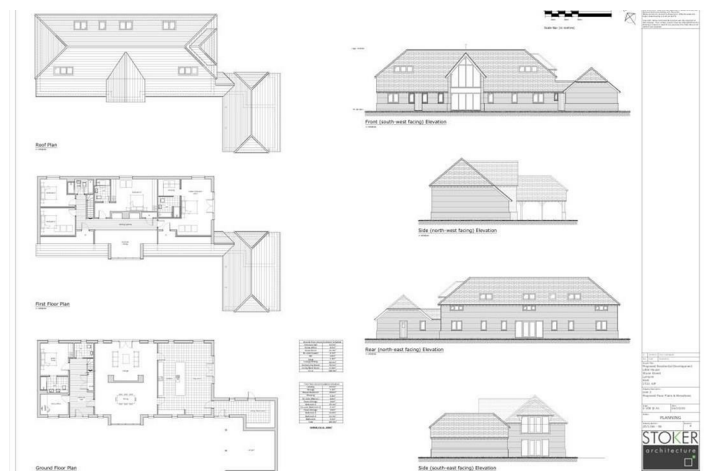
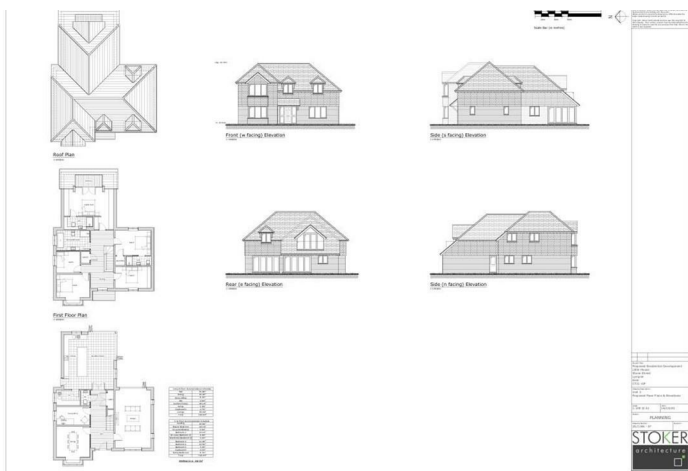


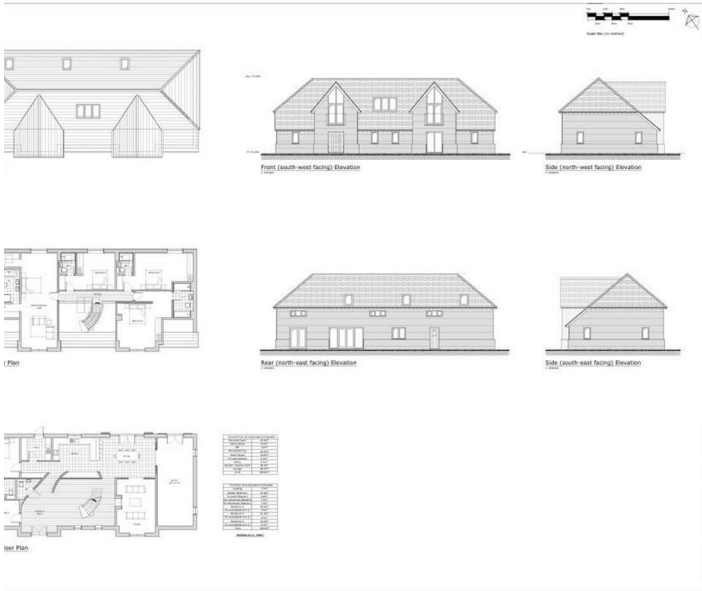
Outside:

Set on a plot of in excess of one acre with gated access, the property boasts a generous gravelled front driveway providing off-road parking for numerous vehicles and with ample space for a motorhomes/caravans if required. There are generous wraparound gardens laid mostly to lawn, with mature trees and bordered mostly by hedging and backing onto farmland. The property also boasts a detached garage with a roller door and access to a cellar beneath, a detached timber outbuilding to the rear corner of the plot with a concrete base and space for two cars, and a further larger outbuilding. To the rear of the property accessed from the living room is a large paved sun terrace with outdoor power points and lighting.

Timber Outbuilding 37'3 x 17'7

Set onto concrete base, used currently as a large garage with space for four cars, UPVC double glazed windows, power and light, staircase to loft room with three Velux windows.





Local Authority Folkestone & Hythe District Council
Council Tax Band G
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.