



Stone Street Lympne CT21 4JZ

- Substantial Detached Family Home
- Four Double Bedrooms & Home Office
 - Generous Living Room
 - Separate Dining Room
- Garage & Large Newly Re-Laid Driveway
- Spacious & Well Appointed
- Luxury Family Bathroom & Two En Suites
 - Large Kitchen/Diner
- Underfloor Heating To Ground Floor
- No Onward Chain

Offers In Excess Of £700,000 Freehold





Mapps Estates are delighted to bring to the market this impressive four bedroom detached family home with home office located in the heart of the semi-rural village of Lympe. The property was built by the current owners in 2008 and has been finished to an exceptionally high standard throughout. The generous accommodation on offer comprises a welcoming reception hall, a cloakroom, a utility room, a luxury kitchen/diner with integrated appliances, a separate dining room and a large living room to the ground floor, while upstairs off the spacious landing you will find the master bedroom with en suite bathroom, a guest bedroom with en suite shower room, two further bedrooms, a home office, and a large family bathroom. The property boasts underfloor heating to the ground floor level, a good-sized family garden to the rear, an integral garage and a generous front driveway which has been completely re-laid earlier this year offering ample off-road parking space. Being sold with the added advantage of no onward chain, 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 under forty 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 UPVC front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall 20'11 x 4'10

With side aspect UPVC double glazed window, large double cloaks cupboard, sensor-controlled recessed downlighters, stairs to first floor with understairs store cupboard, coved ceiling, tiled floor and underfloor heating thermostat.

Cloakroom

With UPVC frosted double glazed window, WC with shelf over, wall-hung wash hand basin with mixer tap and tiled splashback, coved ceiling, tiled floor with underfloor heating.

Dining Room 10'10 x 9'11

With front aspect UPVC double glazed window, coved ceiling, tiled floor and underfloor heating thermostat.

Living Room 19' x 15'2

With rear aspect UPVC double glazed windows and French doors to patio and garden, four wall light points, feature log effect gas fire, wood flooring, underfloor heating thermostat, coved ceiling, glazed panel double doors opening through to kitchen/diner.

Kitchen/Diner 16'4 x 16'

With rear aspect UPVC double glazed window looking onto garden and UPVC double glazed French doors opening to patio and garden, high quality fitted kitchen comprising a generous range of wood store cupboards and drawers, granite worktops and upstands with downlighters over, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop and downlighters over, matching island unit with five ring Bosch gas hob set into granite worktop with Bosch extractor canopy over, fitted high level Bosch double electric oven and coordinating microwave, integrated Bosch dishwasher, fitted Samsung American style fridge/freezer, space for dining table, coved ceiling, recessed downlighters, tiled floor and underfloor heating thermostat.

Utility Room 12'8 x 5'9

With UPVC frosted double glazed window, fitted worktop with tiled splashback and inset stainless steel sink/drainer with mixer tap over, fitted wood store cupboards, space and plumbing for washing machine and tumble dryer, extractor fan, tiled floor, underfloor heating programmer, coved ceiling, door to garage.

Integral Garage 18'9 x 12'8

With up and over door, fitted shelving, power and light.



First Floor:

Landing

A spacious landing with a built-in double airing cupboard with fitted shelving, hot water cylinder and heating control panel, loft hatch with wooden loft ladder (there is a Worcester Bosch gas-fired boiler installed in the loft), fitted store cupboard, coved ceiling, two radiators.

Master Bedroom 20'6 (max) x 13'11

With front aspect UPVC double glazed window, fitted floor to ceiling triple wardrobe, coved ceiling, radiator, door to en suite bathroom.

En Suite Bathroom 10'7 x 6'5

With UPVC frosted double glazed window, Jacuzzi bath with central mixer tap and pull-out shower attachment, recessed mirrored shelves with downlighters over, large quadrant shower cubicle with combination extractor fan/downlighter over, twin wash hand basins with mixer taps over set onto wooden shelf with white gloss finish store cabinets under, WC, large heated mirror and shaver point, fully tiled walls, tiled floor, recessed downlighters, chrome effect heated towel rail.

Bedroom 17'1 x 11'3

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling triple wardrobe, coved ceiling, radiator.

Bedroom 15'3 x 11'4

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling triple wardrobe, coved ceiling, radiator.

Bedroom 11'1 x 9'8

With front aspect UPVC double glazed window, recessed fitted wardrobe, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with Grohe shower and combination extractor fan/downlighter over, WC with concealed cistern and shelf over, wall-hung wash hand basin with mixer tap over, heated mirror and shaver point, fully tiled walls and floor, recessed downlighters, chrome effect heated towel rail.

Home Office 10'8 x 5'2

With side aspect UPVC double glazed window, coved ceiling, radiator.



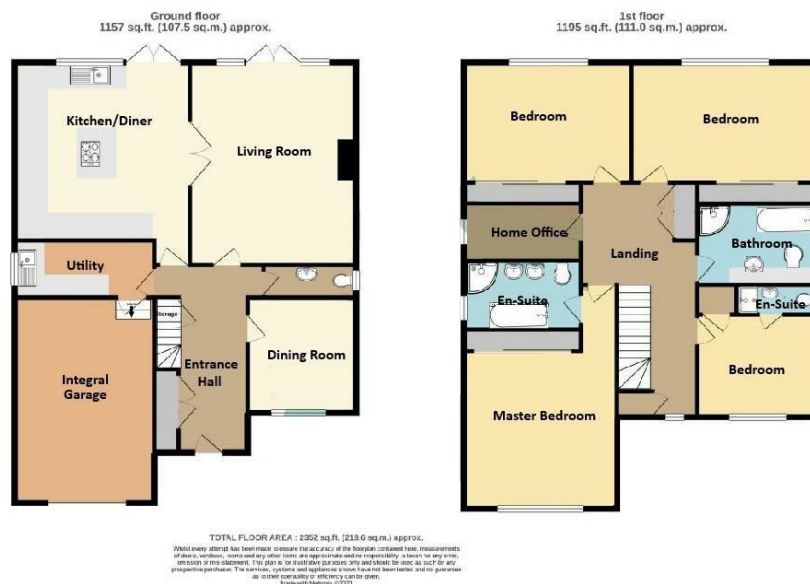
Family Bathroom 11'2 x 7'8

With UPVC frosted double glazed window, panelled bath with central mixer tap and pull-out shower attachment, large quadrant shower cubicle with combination extractor fan/downlighter over, wash hand basin with mixer tap over set into granite shelf with white gloss finish store cabinets and drawers under, WC with concealed cistern, large heated mirror and shaver point, fully tiled walls, tiled floor, recessed downlighters, chrome effect heated towel rail.

Outside:

To the front of the property is a large brick block paved providing off-road parking for numerous vehicles and space for a caravan/motorhome if required. The paving was completely re-laid and fencing replaced earlier this year. There is outdoor lighting, hot and cold outdoor taps, and a gated side pathway leading through to the rear garden. This has been mostly laid to lawn with tree planted borders for privacy. There is also a paved patio area with an outdoor tap, wall lights and power points. A paved pathway leads to a garden shed and a lean-to structure which has been used as a rabbit run.





Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	

Mapps Estates Sales Office

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

Contact

01303 232637
 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.