



Highclere, Aldington Road  
Court-at-Street, Lympne, CT21 4PF  
Guide £395,000

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# Highclere

Aldington Road, Court-at-Street, Lympe

A charming two bedroom cottage nestled in beautiful countryside.

## Situation

Nestled in the beautiful countryside, Court-at-Street is a charming and quaint hamlet offering a serene and idyllic location surrounded by rolling countryside, verdant fields and picturesque landscapes. Residents can enjoy leisurely walks along country lanes, explore nearby nature reserves or simply relax in the tranquility of their surroundings. Situated in close proximity to the historic town of Hythe which offers a vibrant high street with a variety of shops, cafes and restaurants, as well as the picturesque seafront promenade.

Transport links are well catered for with the nearby M20 motorway which provides convenient access to London and the wider Kent region, while the nearby Westenhanger train station offers regular services to Ashford International and beyond. Lympe offers a range of amenities including a general store and village hall together with Lympe Castle and popular Lympe village school.

## The Property

Presenting Highclere, a charming two bedroom semi-detached cottage that seamlessly blends history and modern living. Originally a 200 year old single storey property, it has been thoughtfully updated and beautifully presented from circa 1990's.

The cottage boasts light wood kitchen with integrated cooking appliances creating a warm and inviting space. The bright sitting room is adorned with a cosy fireplace and a wonderful wood burning stove with dual aspect and access to the garden.

Additionally there is a separate dining room. Off the kitchen you will find a convenient ground floor

bathroom suite providing added flexibility. Upstairs two double bedrooms await offering comfortable and peaceful retreats. These bedrooms are cleverly connected by a Jack and Jill bathroom ensuring convenience and privacy. Highclere is a delightful cottage that harmonises traditional features with modern comforts making it a truly special home.

## Outside

Highclere is set at right angles to the road and offers a well screened frontage adorned with mature hedging ensuring privacy and tranquility. The front also features a small parking bay for convenient off street parking.

As you make your way to the back there is a gated side access leading to a meticulously landscaped garden. This boasts a lovely water feature adding a touch of serenity to the outdoor space. There is also an outside shed, measuring 8' 11" x 6' 0" (2.72m x 1.83m), equipped with power providing additional storage options. A paved patio area compliments the outdoor space.

## Services

We understand there is mains water and electricity. LPG/Calor gas central heating with Nest thermostat. Private drainage (off site sewage treatment plant).

## Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



To view this property call Colebrook Sturrock on **01303 260666**

Ground floor  
465 sq.ft. (43.2 sq.m.) approx.

First floor  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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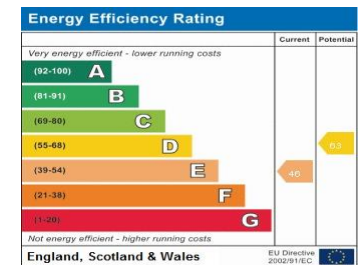
Tenure  
Freehold

Current Council Tax Band: B

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Address:  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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