



Tall Trees Belcaire Close Lympne Hythe CT21 4JR  
Guide £795,000

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# Tall Trees

Belcaire Close, Lymgne, Hythe

An impressive and recently modernised family home in a desirable village location.

## Situation

Situated in the heart of Lymgne village with its newsagents, post office, pretty church, hairdressers, popular village pub and village hall. The high performing village primary school is nearby and there is a regular bus service to secondary schools in Folkestone and Hythe.

Commuting services are excellent if required with High Speed rail links into London St. Pancras on HS1 via nearby Westenhanger and Folkestone West Stations as well as Ashford International station. The M20 motorway nearby provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

## The Property

Tall Trees is a striking detached home in a private setting at the heart of sought after Lymgne, set on a plot of about a third of an acre. Maintained and upgraded by the current owners, it offers generous living space and well proportioned bedrooms for modern family life.

The recently converted garage provides flexible gym or office space, and the ground floor features Karndean flooring. In 2024, the roof and windows were replaced, with internal ground floor blinds added for privacy.

The entrance hall leads to a bespoke kitchen/dining room with modern units, integrated appliances and a large island, opening into a glazed garden room with garden access. There is also a family room and a double aspect sitting room with fireplace. A second front hall provides a cloakroom/WC and access to the gym/office with concealed utility and side entrance. Upstairs are four good sized bedrooms, including a principal suite with dressing

area and en suite, plus a large modern family bathroom.

## Outside

Tall Trees sits elegantly on its plot of approximately a third of an acre, approached through remote controlled electric gates leading to a sweeping driveway with ample parking for several vehicles.

The private gardens are a standout feature, recently landscaped to include a slate front patio, raised decking area and a large lawned space. The property also benefits from a covered car port equipped with twin EV charging points.

## Services

We understand all main services are installed.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

## 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.



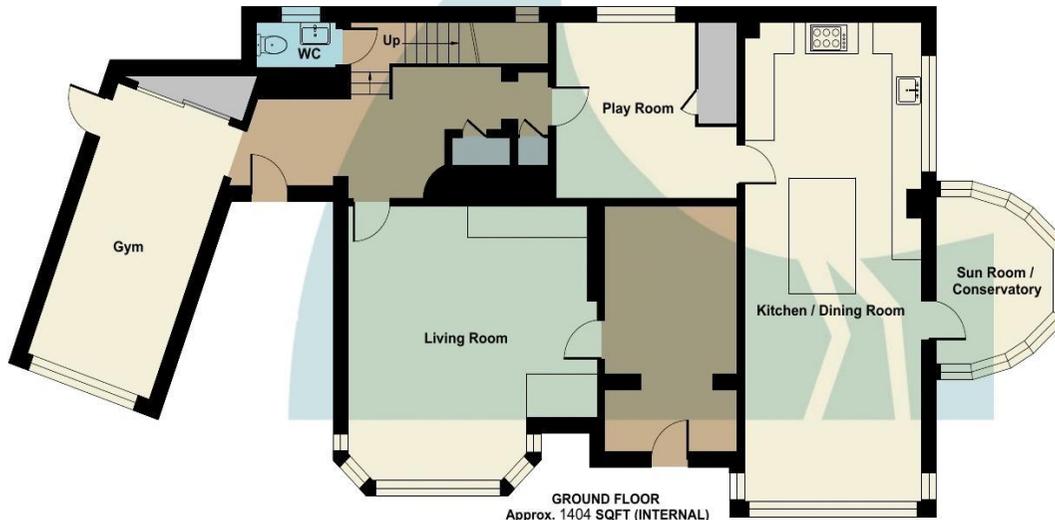
To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2256 sq ft / 209.5 sq m

For identification only - Not to scale

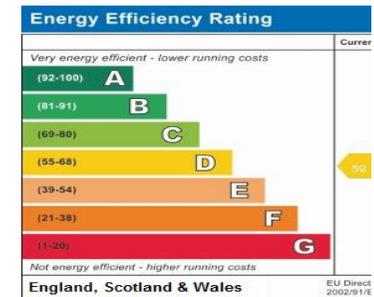


FIRST FLOOR  
Approx. 852 SQFT (INTERNAL)



GROUND FLOOR  
Approx. 1404 SQFT (INTERNAL)

- Gym**  
18'1 x 8'8 (5.50 x 2.64)
- Living Room**  
17'3 x 17'2 (5.22 x 5.25)
- Kitchen / Dining Room**  
30'1 x 11'11 (9.17 x 3.62)
- Play Room**  
12'2 x 11'1 (3.70 x 3.37)
- Sun Room / Conservatory**  
10'6 x 7'10 (2.38 x 3.20)
- Bedroom One**  
14'8 x 13'1 (4.47 x 4.00)
- Bedroom Two**  
12'1 x 10'6 (3.68 x 3.21)
- Bedroom Three**  
11'10 x 11'3 (3.60 x 3.42)
- Bedroom Four**  
11'1 x 10'4 (3.37 x 3.16)
- Bathroom**  
11'5 x 7'7 (3.49 x 2.30)
- En Suite**  
8'7 x 5'11 (2.61 x 1.81)

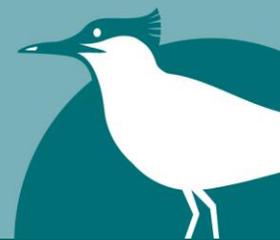


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1388771

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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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