



49 High Street, Hythe, Kent CT21 5AD



**THE HAVEN,
STONE STREET, LYMPNE**

**£350,000 Freehold
No Onward Chain**

A charming detached house situated in the heart of the village, offering well presented accommodation which is of particularly comfortable proportions. Two reception rooms, attractive kitchen, sun/utility room, two double bedrooms, bathroom. Garage to rear. Pretty gardens to front and rear. EPC D



The Haven, Stone Street, Lympne CT21 4JY

Entrance Hall, Sitting Room, Dining Room, Kitchen, Sun/Utility Room, Bathroom, Two Double Bedrooms, Garage, Gardens to Front and Rear

DESCRIPTION

The Haven is a well situated detached house which enjoys particularly comfortably proportioned accommodation with much original charm and character throughout. To the rear of the house, accessed via Belcaire Close, the property enjoys the unusual benefit of a garage.

The accommodation comprises a welcoming entrance hall leading to two comfortable reception rooms, the sitting room with a cosy woodburning stove, the dining room leading to the well equipped kitchen and adjoining sun/utility room. There is also a very smart bathroom. on the first floor there are two double bedrooms.

The gardens to the front and rear are delightfully secluded and provide a pleasant environment for alfresco dining and entertaining.

SITUATION

The property is situated on Stone Street, close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

OPEN PORCH

With UPVC and obscured double-glazed door with double glazed fan light above, opening to:

ENTRANCE HALL

Staircase to first floor, radiator, doors to:

SITTING ROOM

Fireplace encompassing a wood-burning stove over a slate tiled hearth and beneath a timber bressummer beam, bay with double glazed windows to front, radiator.





DINING ROOM

Former fireplace recess, access to deep understairs storage cupboard, double glazed window to rear looking through the sunroom to the garden beyond, radiator, glazed door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated double oven and space for freestanding fridge, roll top woodblock effect work surfaces inset with four burner gas hob and stainless steel sink and drainer with mixer tap, tiled splashbacks range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, double glazed window to side, radiator, panelled and obscured glazed door to:

SUN/UTILITY ROOM

Of UPVC and double glazed construction with windows to two sides and door opening to the garden, space and plumbing for washing machine beneath a timber effect work surface.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side, doors to:

BEDROOM ONE

Attractive painted cast iron fireplace surround, wardrobe fitted with hanging rail and storage cupboards above, double glazed window to front, radiator.

BEDROOM TWO

Attractive painted cast iron fireplace surround, access to over stairs storage

cupboard, double glazed window to rear overlooking the garden, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a flight of steps from Stone Street with a pathway leading to the front door and providing side access to the rear garden. The garden is laid largely to lawn, edged by mature hedging and incorporating a mature pittosporum.

REAR GARDEN

The garden to the rear of the property is laid largely to lawn and is well enclosed by close-boarded timber-panelled fencing with a generous paved patio area directly to the rear of the house. At the far end of the garden is a timber-framed storage shed alongside which a gate gives access to a courtyard to the rear which is not in the ownership of the property but over which the owner has a right of access via a pair of gates from Belcaire Close which gives access to the:

DETACHED GARAGE

Which is of brick built construction beneath a pitched tiled roof with power and lighting and up an over door to the front.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2,400.24 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

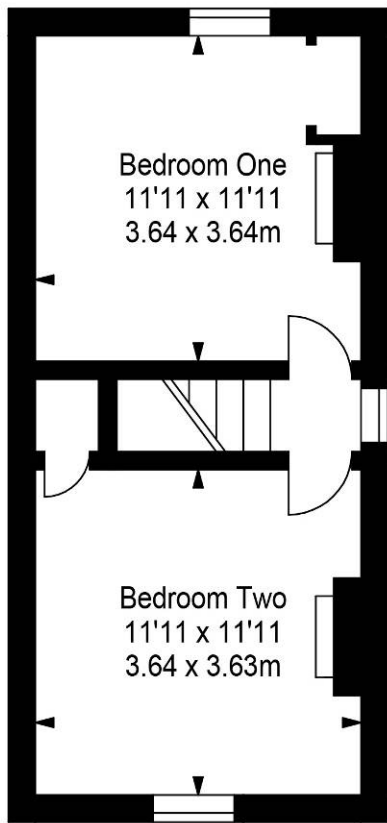
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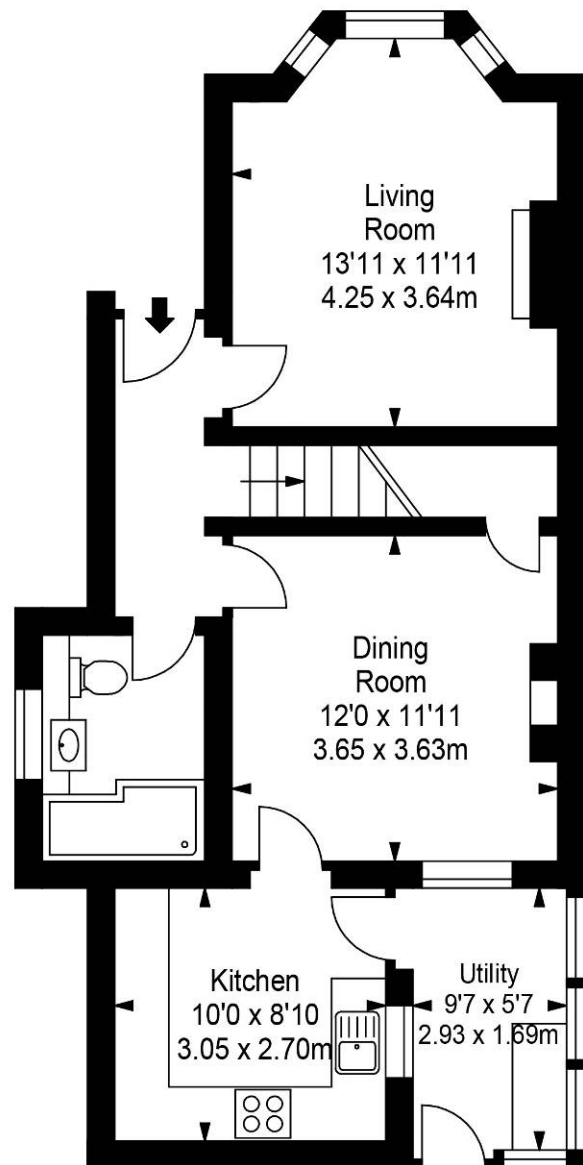
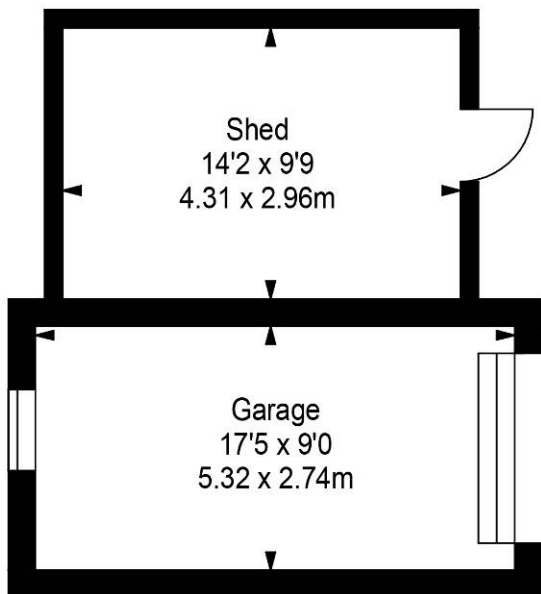


The Haven, Stone Street, Lympne

Approximate Gross Internal Area :-
Ground Floor :- 57.04 sq m / 614 sq ft
First Floor :- 30.29 sq m / 306 sq ft
Garage and Shed :- 28.80 sq m / 310 sq ft
Total :- 114.27 sq m / 1230 sq ft



FIRST FLOOR



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com