



49 High Street, Hythe, Kent CT21 5AD



**1A QUEENSWAY,
DYMCHURCH**

£495,000 Freehold

A beautifully appointed detached bungalow situated in a sought after, peaceful location on the outskirts of the village. This spacious property enjoys circa 2056 sq ft of accommodation with two reception rooms, kitchen/breakfast room, three bedrooms (one en-suite), bathroom. Tandem garage, parking garden. EPC C



**1A Queensway,
Dymchurch TN29 0NB**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Garden
Room, Three Bedrooms (One En-Suite), Bathroom,
Garage, Ample Parking, West Facing Garden**

DESCRIPTION

This substantial detached bungalow is well situated in a particularly sought after, peaceful location. The property has been much improved by the current owner and enjoys attractively presented, light and airy accommodation totalling circa 2056 sq ft (including the garage).

The accommodation comprises a welcoming entrance hall which leads to the spacious sitting room, overlooking the garden and with doors opening to the wonderful garden room and also to the smartly fitted kitchen/breakfast room. The garden room is a delightful space flooded with light from two atrium roof lights and with double doors uniting the space with the garden beyond. There are three double bedrooms, one with an en-suite shower room, and a bathroom.

The bungalow occupies a generous plot with a wide frontage to Queensway where it benefits from a carriage driveway providing ample parking and access to the tandem garage. The level lawned garden to the rear enjoys a westerly aspect and provides a delightfully secluded environment in which to relax and dine alfresco.

SITUATION

This very pleasant residential area is extremely popular and is situated only half-a-mile from the seaside village of Dymchurch and within only a short walk of the long, sandy beach. Dymchurch also enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the Romney Hythe & Dymchurch Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London.
(NB. All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect, composite and obscured double glazed door with obscured

double glazed panels to either side, timber effect flooring, coved ceiling, archway to inner hall, doors to:

BEDROOM

Range of fitted wardrobe cupboards encompassing a recess for a double bed, coved ceiling, double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM

Shower enclosure with thermostatically controlled monsoon shower, low level WC with concealed cistern, vanity cupboard to side with washbasin above with mixer tap, extractor fan, heated ladder towel rail.

BEDROOM

Coved ceiling, fitted wardrobe cupboard, double glazed window to front, radiator.

BEDROOM

Coved ceiling, double glazed window to front, radiator.

INNER HALLWAY

Timber effect flooring, coved ceiling, access to loft space via a hatch fitted with a loft ladder, doors to kitchen, bathroom and:

SITTING ROOM

Of a particularly generous size with an attractive stone fireplace surround encompassing a log effect electric fire over a granite hearth, coved ceiling, two double glazed windows to side looking through to the garden room, double glazed casement doors opening to the garden room, double glazed window to rear overlooking the garden, radiators, door to:

KITCHEN/BREAKFAST ROOM

Of a generous size, well fitted with a comprehensive range of base, cupboard and drawer units in a contemporary shaker style, incorporating integrated dishwasher, washing machine and deep pan drawers, square edged granite effect worktops inset with 5 burner induction hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cabinets incorporating glazed display cabinets with concealed lighting beneath and extractor hood above the hob, integrated eye level Neff oven and

Combi microwave oven, integrated fridge and freezer, full height pull out larder cupboard, tiled flooring throughout, double glazed windows to side and rear overlooking the garden, double glazed door to side, radiator.

BATHROOM

Well fitted with a contemporary suite comprising P-ended bath with mixer tap, handheld shower and glazed shower screen, low-level WC with concealed cistern with vanity drawers to side, topped with a washbasin with mixer tap, tiled floor, tiled walls, two obscured double glazed windows to side, heated ladder towel rail.

GARDEN ROOM

A generous space of L-shaped form with tiled flooring throughout, two double glazed roof atriiums, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden, radiators, door to:

INTEGRAL GARAGE

33 5 in length, electronically operated roller door to front, power and light.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is predominantly occupied by a drive-in drive-out block paved carriage driveway providing off-road parking for numerous vehicles and encompassing an area topped in slate chippings planted with two specimen shrubs. Side access can be gained to the:





REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect and is well enclosed by a combination of close-bordered timber-panelled fencing and mature evergreen hedging. To the rear of the house is a generous paved terrace, extending to the remainder of the garden which is laid extensively to lawn, with a further central paved terrace and a spruce tree together with various specimen shrubs.

EPC Rating Band C

COUNCIL TAX

Band E approx. £3,061.34 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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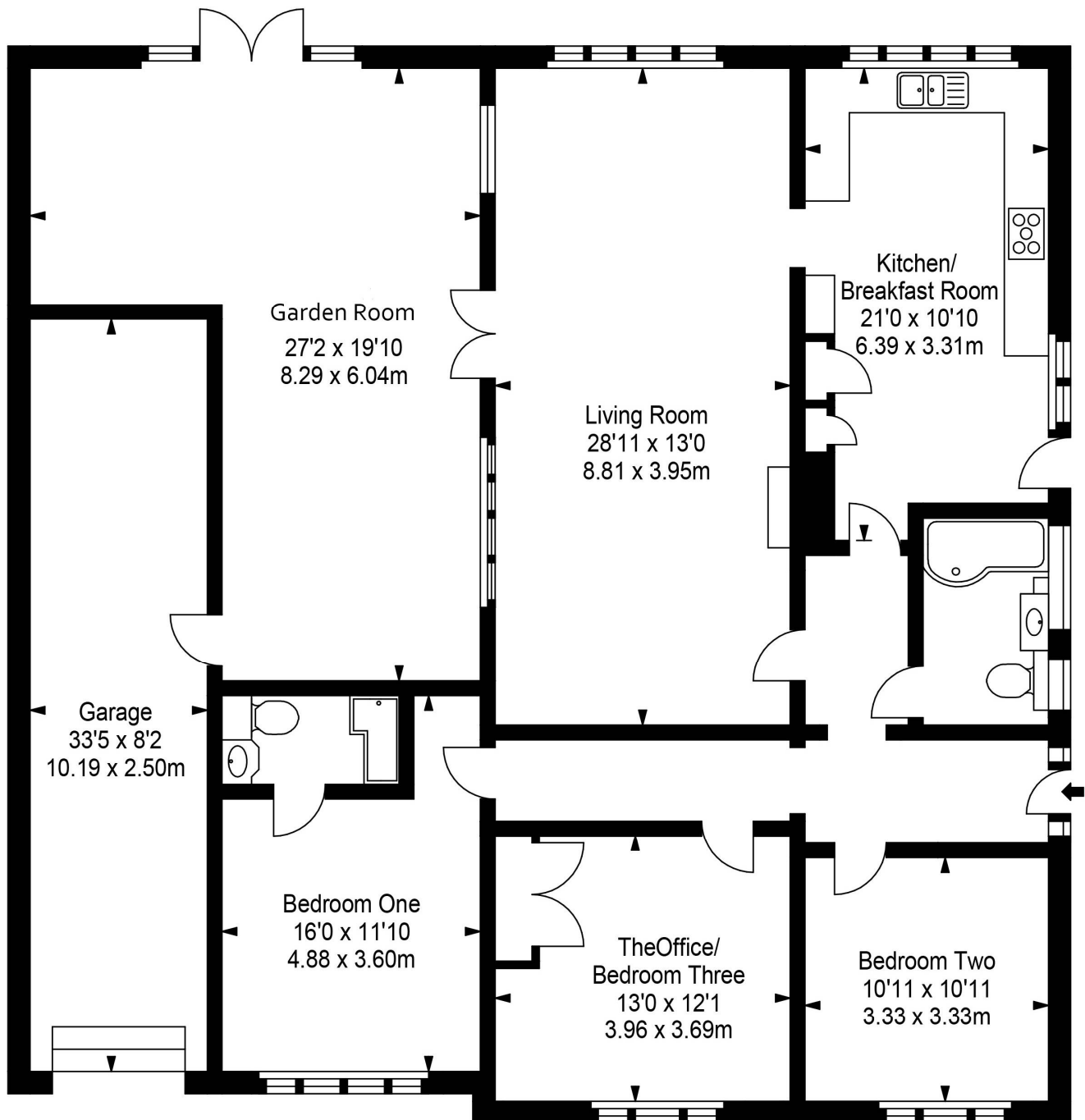




Queensway, Dymchurch

Approximate Gross Internal Area :-

Ground Floor :- 191.00 sq m / 2056 sq ft



Ground Floor

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