



49 High Street, Hythe, Kent CT21 5AD



ASCOT HOUSE, STONE STREET, LYMPNE

£435,000 Freehold

Situated in the heart of the village, this thoughtfully extended semi-detached family home has been extensively improved and now offers well presented accommodation of particularly comfortable proportions with a sitting room, snug, kitchen/dining room, 3 bedrooms. Garden, garden studio, parking. EPC D



**Ascot House,
Stone Street, Lympne CT21 4JP**

**Entrance Hall, Sitting Room and Snug, Kitchen/Dining Room,
Utility Area and Cloakroom,
Three Bedrooms, Bathroom,
Gardens To Front and Rear, Garden Studio, Parking**

DESCRIPTION

Situated in the heart of this sought after village, this attractive semi-detached family home has been extensively improved for the current owners and now offers attractively presented accommodation, it also benefits from a well planned extension to the rear which considerably enhances the ground floor living space.

The accommodation comprises a welcoming entrance hall leading to the sitting room with its pretty bay window, which is open plan to the snug with a cosy wood burning stove. A step leads up to the generous kitchen/dining room which opens directly onto the garden and has an adjoining utility area. There is also a cloakroom. The first floor comprises three comfortable bedrooms and a bathroom.

There are gardens to the front and rear, the front with plenty of parking and the rear being delightfully secluded with a large terrace, ideal for alfresco entertaining, an expanse of lawn and to the far end of the garden is a detached outbuilding, perfect as a studio or home office.

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 timber effect composite and obscured double glazed door with double glazed panels to either side opening to:

ENTRANCE HALL

Staircase to first floor, access to understairs storage cupboard, polished timber floorboards, radiator, doors to:

SITTING ROOM

Polished timber floorboards, bay with double glazed windows to front, radiator, open plan to:

SNUG

Partially exposed brick chimney breast with timber bressummer beam above a recess housing a wood burning stove over a brick hearth, polished timber floorboards, open plan with step up to:

KITCHEN/BREAKFAST ROOM

A generous space, the kitchen area well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated wine cooler, dishwasher and space currently housing dual fuel range cooker (available by separate negotiation), square-edged granite worktops undermounted with deep ceramic butlers sink with grooved drainer to side and mixer tap, coloured glass splashbacks, range of coordinating wall cupboards with extractor hood above the hob, integrated fridge and freezer, travertine tiled floor throughout, double glazed window to rear, recessed lighting, the dining area with double glazed sliding doors opening to and overlooking the rear garden, step down to:

UTILITY AREA

Space and provision for washing machine and tumble dryer with square edge granite worktop, coloured glass splashback and coordinating wall cupboards, doorway returning to entrance hall.

CLOAKROOM

Low level WC, wash basin with mixer tap, tiled splashback and vanity cupboard below, tiled floor, obscured double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to side, doors to:

BEDROOM

Pair of fitted wardrobe cupboards, bay with double glazed windows to front, radiator.

BEDROOM

Coved ceiling, double glazed window to rear, radiator.

BEDROOM

Access to loft space via a hatch fitted with a loft ladder, double glazed window front, radiator.

BATHROOM

Panelled bath with mixer tap and separate thermostatically controlled monsoon shower with separate handheld attachment set within a tiled surround and fitted with a folding glazed shower screen, low-level WC, washbasin with mixed tap and vanity cupboard below, tiled floor, extractor fan, obscured double glazed window to rear, radiator.

OUTSIDE

FRONT GARDEN

The property is approached via a shared driveway over which it and the neighbouring property have right of way and this opens to a parking bay directly to the front of the house and additional parking to the side. The front garden is laid largely to lawn edged by borders planted with lavender, salvia, acers, ferns and various other plants. Side access can be gained to the:





REAR GARDEN

The garden to the rear of the property has been attractively landscaped with a flight of steps leading down from the dining area to a generous terrace, paved in limestone beyond which the garden is laid largely to lawn and is enclosed by timber panelled fencing with borders to either side, well stocked with a variety of shrubs, herbaceous and other plants including rhododendron, salvia, verbenas, hostas, cordyline, ceanothus, magnolia and various others. A laurel hedge screens a generously sized timber framed outbuilding which is divided into two sections with a shed to the left and a **workspace/studio** to the right which is supplied with power, lighting and heating.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,220.56 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Ascot House, Stone Street, Lympe

Approximate Gross Internal Area :-
Ground Floor :- 56.76 sq m / 611 sq ft
First Floor :- 38.09 sq m / 410 sq ft
Outbuilding :- 17.00 sq m / 183 sq ft
Total :- 111.85 sq m / 1204 sq ft

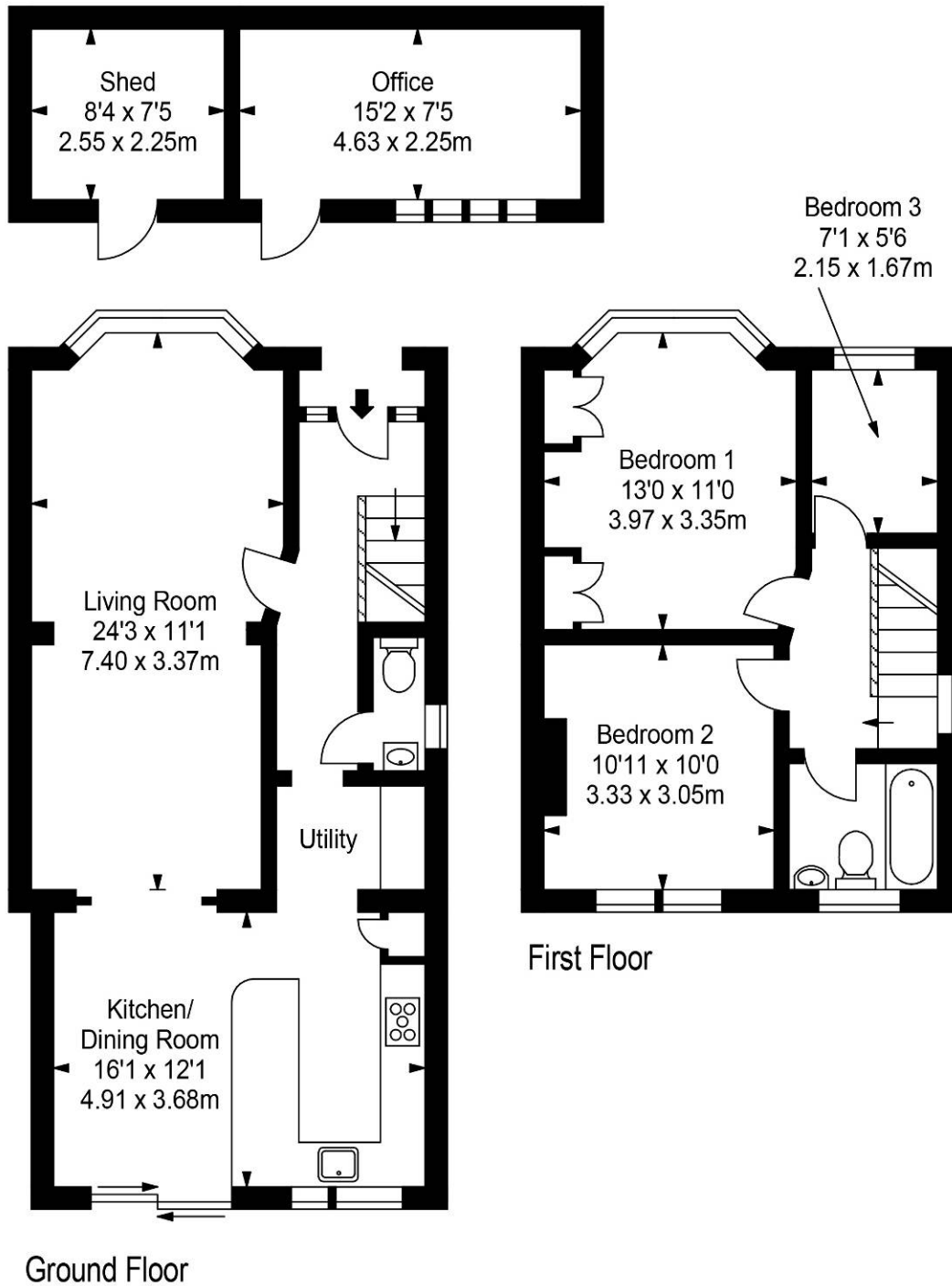


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com