



**THE GABLES,
STONE STREET, LYMPNE**

£385,000 Freehold

A delightful detached home located in the heart of the village, offering beautifully presented accommodation throughout. The property comprises two reception rooms, a fitted kitchen, three bedrooms, and a bathroom. Outside, there are attractive gardens to the front and rear, together with a garage and useful outbuildings. EPC D



**The Gables
Stone Street
Lympne
CT21 4LD**

**Entrance Vestibule, Entrance Hall, Sitting Room,
Dining Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom
Gardens to Front & Rear, Outbuildings, Garage**

DESCRIPTION

A charming three-bedroom detached period home, ideally situated in the heart of the village. Beautifully presented throughout, the accommodation comprises a welcoming sitting room, a separate dining room, a stylish fitted kitchen, and a cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from attractive front and rear gardens, a garage, and an outbuilding located within the rear garden. Additionally, the sale includes a separate detached building, formerly a well-established hair salon, which offers a range of potential uses (subject to any necessary consents being obtained) and benefits from two allocated parking spaces.

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.

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The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite double glazed door, double glazed windows to side, timber panelled and glazed door to:

ENTRANCE HALL

Staircase to first floor, radiator, doors to dining room and cloakroom, door to:

SITTING ROOM

Bay with double glazed windows to front, attractive painted timber fireplace surround with cast iron insert coved ceiling, radiator.

DINING ROOM

Double glazed window to rear overlooking the garden, radiator, door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, recess for tumble dryer, square edged work surfaces inset with stainless steel sink and drainer with mixer tap, electric hob, coordinating up stands, further bank of full height cupboards incorporating integrated eye-level double oven and integrated fridge and freezer, double glazed window and double glazed door giving access to the rear garden, radiator.

CLOAKROOM

Low level WC.

FIRST FLOOR LANDING

Double glazed window over staircase, access to loft space, doors to:

BEDROOM

Attractive painted cast iron fireplace, double glazed window to front, radiator.

BEDROOM

Attractive painted cast iron fireplace, double glazed window to rear, radiator.

BEDROOM

Double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and thermostatically controlled shower over, separate handheld shower attachment, glazed shower screen, low-level WC, pedestal wash basin, localised tiling, obscure double glazed window to rear, timber effect flooring, heated ladder rack towel rail.

OUTSIDE

The garden to the rear of the property is predominantly laid lawn and well enclosed by close boarded timber fencing. Incorporated in the garden is a useful brick-built **outbuilding** with power and light, and access to the:

GARAGE

Up and over door to front, two windows to side, personal door to garden, power and light.

FRONT GARDEN

The garden to front is mainly laid to lawn and enclosed by borders planted with a variety of shrubs. A paved pathway leads to the front door.

DETACHED OUTBUILDING/STUDIO

With glazed side entrance door, windows to two sides.

The property also benefits from two off-road parking spaces.

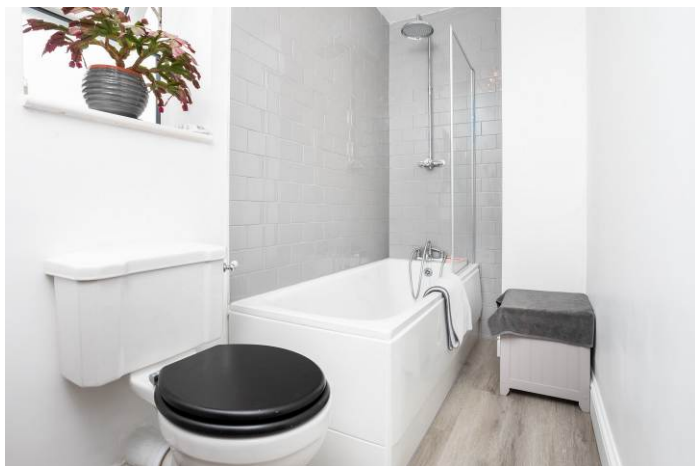
EPC Rating D

COUNCIL TAX

Band E approx. £3053.27 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

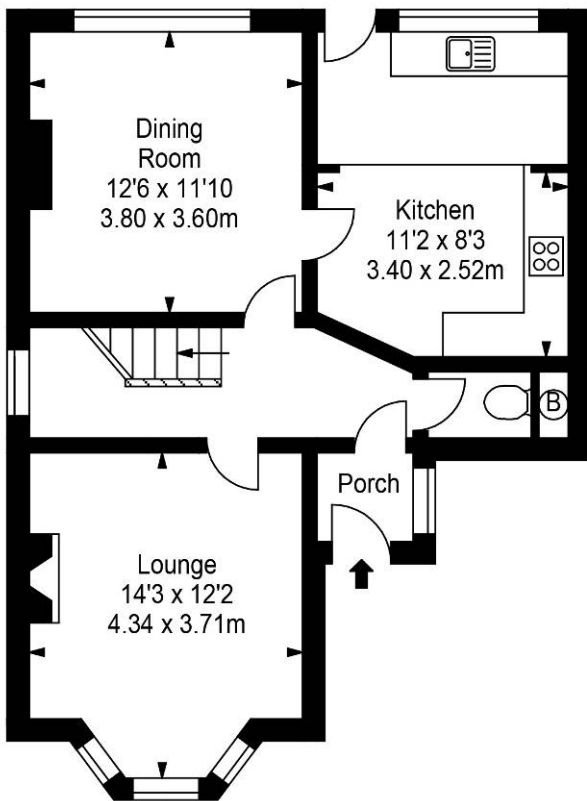
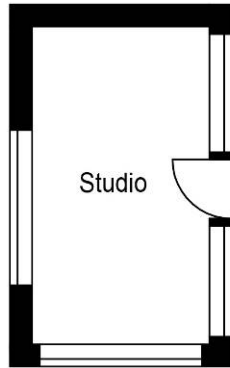
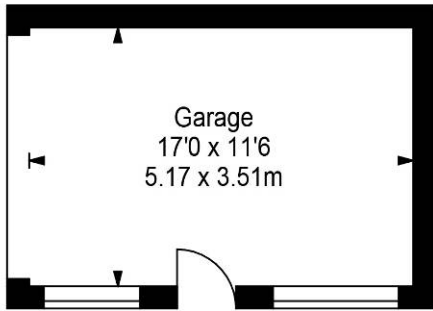




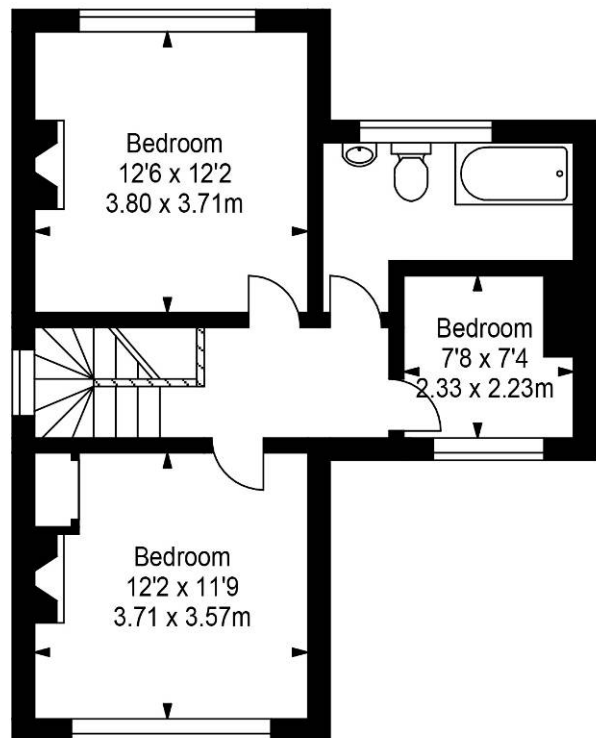


The Gables, Stone Street, Lympne

Approximate Gross Internal Area :-
 Ground Floor :- 57.69 sq m / 621 sq ft
 First Floor :- 48.77 sq m / 525 sq ft
 Garage :- 18.21 sq m / 196 sq ft
 Studio :- 10.31 sq m / 111 sq ft
 Storage :- 7.34 sq m / 79 sq ft
 Total :- 132.7 sq m / 1429 sq ft



Ground Floor



First Floor

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