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Charles Cobb Close, Dymchurch, Romney Marsh

Offers In The Region Of £470,000

There are few things more valuable than space, and fewer still that combine it with the rhythm of coastal living. Occupying one of Dymchurch's most desirable residential settings, this substantial detached home sits on an exceptionally rare corner plot situated opposite the all year round dog friendly beach, creating a lifestyle that's as much about its surroundings as it is the home itself. Just a short walk from the seawall and village centre, it offers the rare combination of space, privacy and coastal convenience.

Designed with family life in mind, the house unfolds effortlessly from the moment you step inside. A welcoming entrance hall leads to a collection of beautifully proportioned rooms, each with its own purpose yet connected by a natural sense of flow. The generous lounge provides a calm retreat, while double doors open into the dining room, allowing the spaces to work equally well for relaxed evenings or larger gatherings.

At the heart of the home, the expansive kitchen and breakfast room is where everyday life naturally centres. Whether it's slow weekend breakfasts, helping with homework around the table or entertaining friends, it's a room designed to bring people together. A separate utility room keeps daily routines discreetly tucked away and offers internal access to the garage, while the ground-floor study provides valuable flexibility as a home office, snug or playroom.

Upstairs, four well-balanced bedrooms offer comfortable accommodation for growing families. The principal bedroom enjoys the luxury of a generous new en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, creating a layout that's both practical and adaptable.

Outside, the plot is every bit as impressive as the accommodation. Mature lawns wrap around the rear and side of the property creating a wonderful sense of openness and privacy that's increasingly difficult to find with a south east facing aspect.

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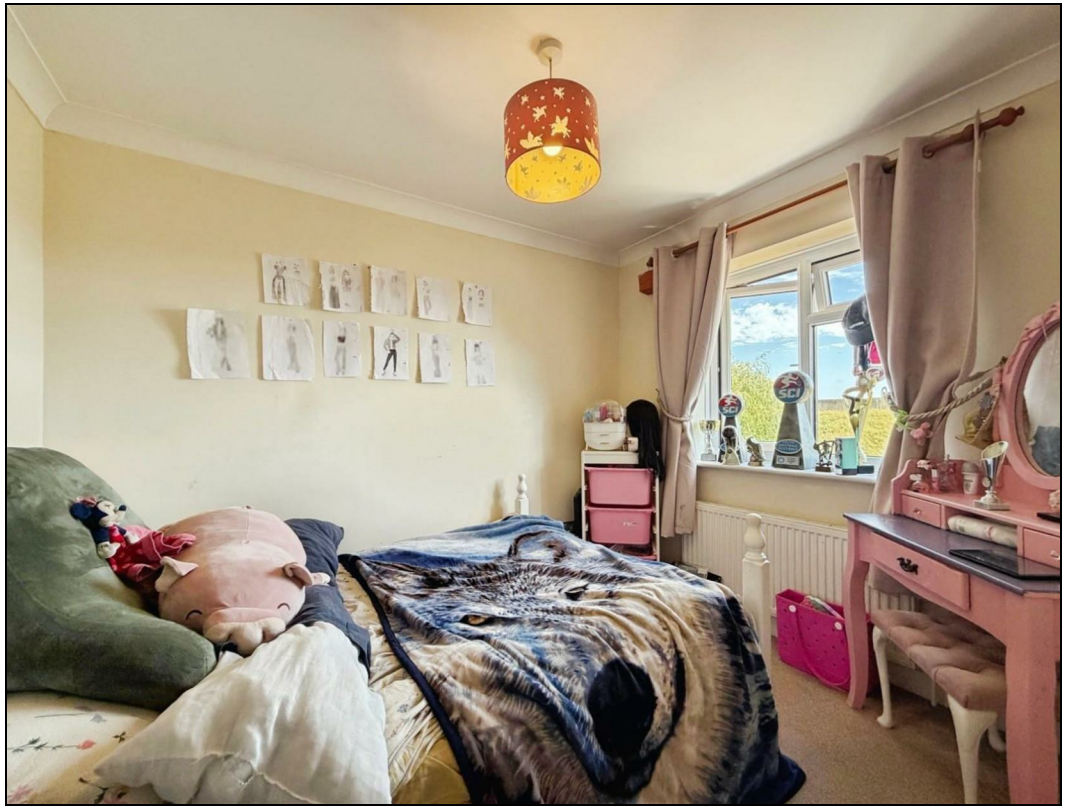
KEY FEATURES

- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
- EXCEPTIONAL CORNER PLOT WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING
- CLOSE ACCESS TO THE SEAWALL
- GROUND FLOOR STUDY / HOME OFFICE
- GARAGE & PRIVATE DRIVEWAY WITH OFF-ROAD PARKING
- EXTENSIVE REAR & SIDE ENCLOSED GARDENS
- WALKING DISTANCE TO THE BEACH & VILLAGE CENTRE
- IDEAL FAMILY HOME OR COASTAL RETREAT
- EXCELLENT ACCESS TO HYTHE, FOLKESTONE & HIGH SPEED RAIL LINKS
- NEW WINDOWS APROXIMATLEY 2 YEARS OLD



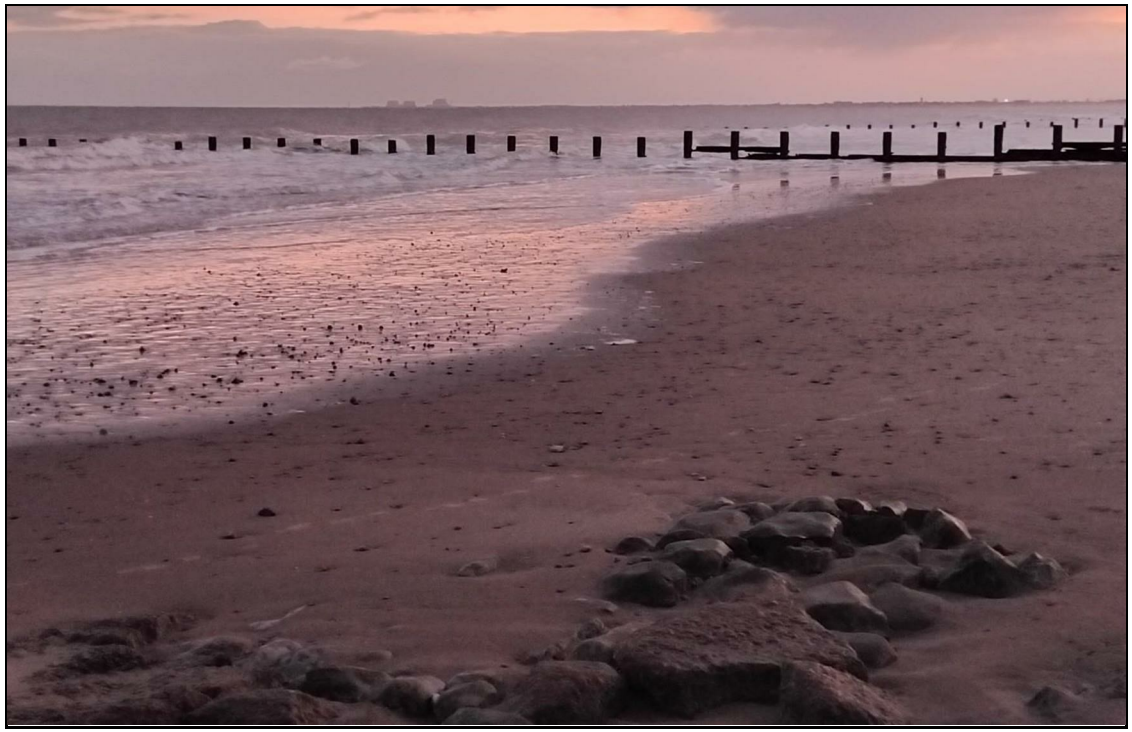


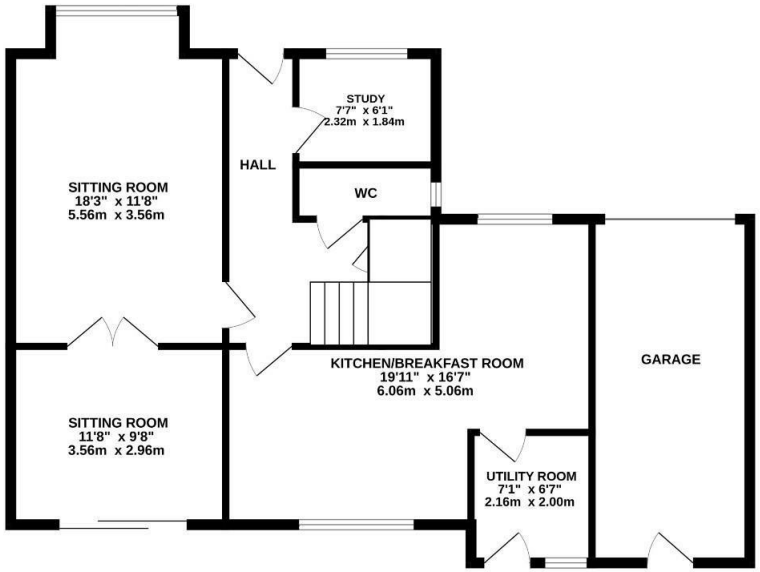


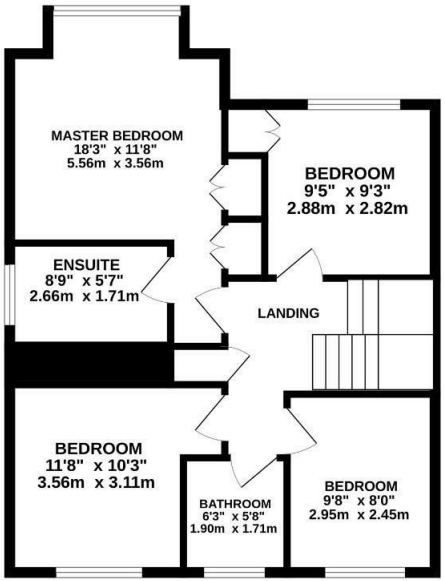






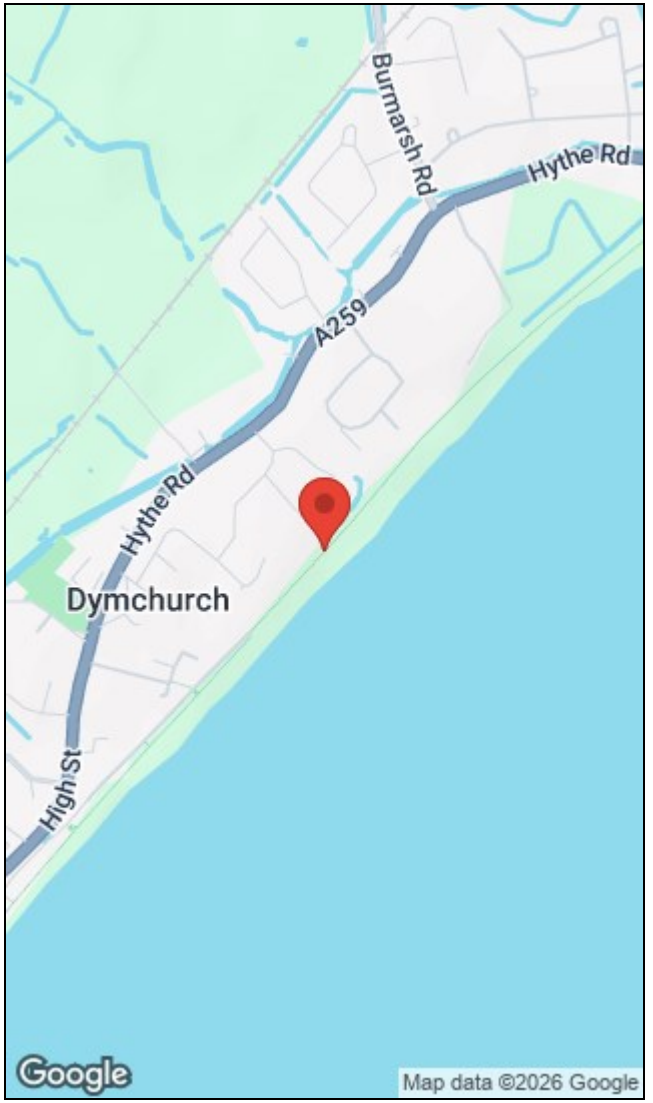


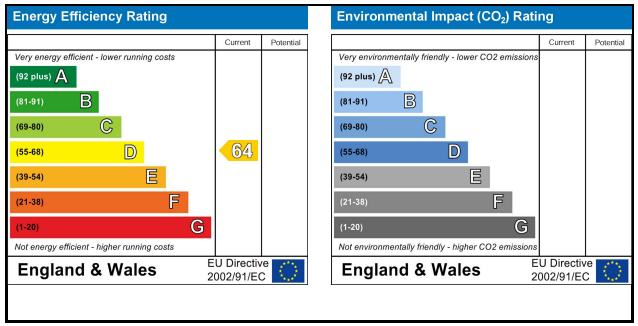




TOTAL FLOOR AREA : 1560 sq.ft. (144.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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