



Apple Tree Cottage Stone Street Lympne Hythe Kent CT21 4JN  
Guide £695,000

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# Apple Tree Cottage

Stone Street Lympe CT21 4JN

Set in a desirable semi-rural location with open countryside to the rear.

## Situation

Set in a desirable semi-rural position with open countryside to the rear, this location offers a peaceful setting while remaining conveniently close to the amenities of Lympe village.

The village provides a range of everyday essentials including a newsagent, post office, and a well regarded public house, along with access to local sports facilities and a highly regarded primary school.

The area is particularly well suited to commuters, benefiting from excellent transport links. High speed rail services to London St Pancras are available via nearby stations, ensuring swift and efficient travel into the capital. In addition, the nearby M20 motorway offers easy access across Kent, while the Eurotunnel provides convenient connections to continental Europe, making this an ideal location for both domestic and international travel.

## The Property

Set back from the road, this deceptively spacious and extended inter-war home boasts an attractive and handsome façade, offering a wonderful blend of character and modern living.

An entrance vestibule leads into a welcoming hallway with stairs, useful storage, and a generous cloakroom with potential to incorporate a shower cubicle. The ground floor features engineered oak and Karndean flooring, enhancing the flow between a front facing dining room, a substantial family room and a comfortable sitting room, benefitting from a Contura wood burner, overlooking the rear garden.

The well proportioned kitchen is fitted with a Rangemaster cooker, a range of cabinetry, and is

complemented by a practical utility room, while a double glazed conservatory with radiators provides additional living space with a pleasant outlook.

To the first floor, there are three spacious double bedrooms and a fourth bedroom currently used as a study. The principal bedroom benefits from an en-suite bathroom with a matching suite and separate shower cubicle. Bedroom two also has the benefit of an en-suite bathroom, while the family shower room is accompanied by a separate cloakroom, completing the accommodation.

## Outside

A block paved carriage driveway with an attractive raised central garden feature provides ample off road parking and access to the integral garage.

Gated side access leads to a well maintained rear garden, predominantly laid to lawn and complemented by a wrap around patio area ideal for outdoor entertaining. The garden is further enhanced by a variety of established border plantings, along with a charming summerhouse and two practical garden sheds.

## Services

Mains drainage and water. Oil central heating.

It should be noted the Vendor of this property is an employee of Colebrook Sturrock

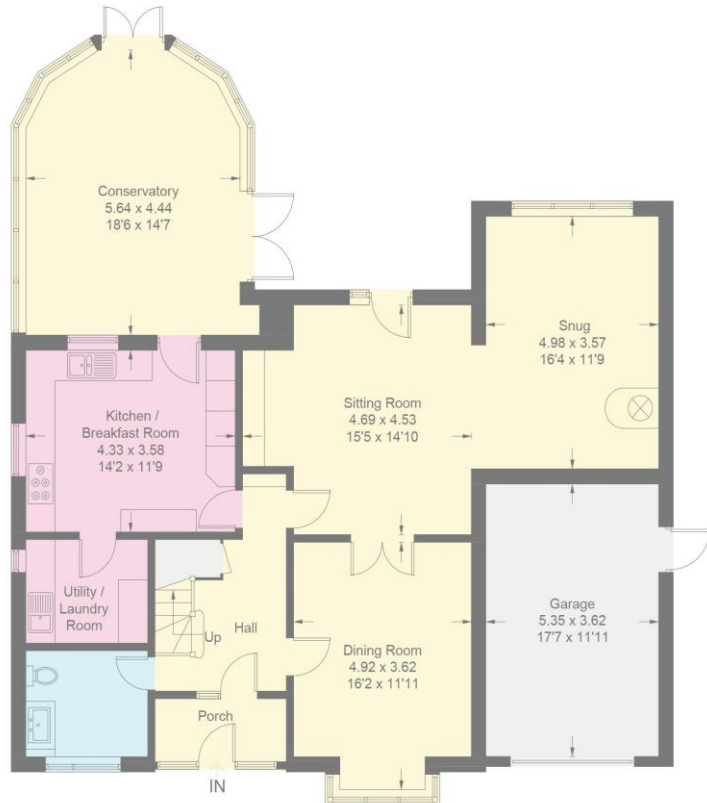
## Local Authority

Folkestone and Hythe District Council Civic Centre  
Castle Hill Avenue Folkestone Kent CT20 2QY



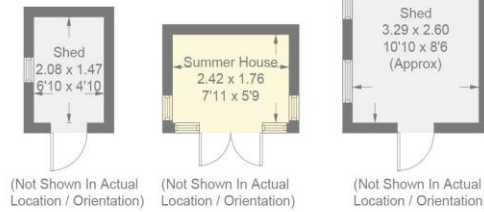
To view this property call Colebrook Sturrock on **01303 260666**

# Apple Tree Cottage, Stone Street, Lympne, Hythe



Ground Floor - 122.5 sq m / 1318 sq ft (Excluding Garage)

Approximate Gross Internal Area = 229.2 sq m / 2466 sq ft  
 Garage / Outbuildings = 35.1 sq m / 378 sq ft  
 Total = 264.3 sq m / 2844 sq ft



Outbuildings



First Floor - 106.7 sq m / 1148 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287536)

[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)



## Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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