



Honeywood Close

Lympne Hythe CT21 4JS

- Well Presented Detached Family Home
- Spacious Living Room With Log Burner
 - Separate Utility Area
- Rear Garden Backing Onto Open Fields
 - Garage & Workshop
- Three Double Bedrooms
- Stunning Open Plan Kitchen/Diner
- Family Bathroom & Downstairs WC
 - Gated Driveway
- Beautiful Countryside Views

Asking Price £425,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom family home set in a cul de sac location backing onto open fields and enjoying beautiful countryside views from the rear bedroom windows. Refurbished by the current owners in the last ten years, the property boasts well-proportioned accommodation comprising a front porch, reception hall, a cloakroom, a spacious living room with a log burner, an impressive open plan kitchen/diner with a separate utility area, three double bedrooms and a family bathroom. There is a pleasant family garden to the rear, as well as a gated tarmac driveway with off-road parking for up to three cars, a garage and workshop. An early viewing comes highly recommended.

Located in the popular village of Lympe with its ever-popular primary school, and within easy walking distance to a local convenience store. There is also an active village hall and playing fields. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking under forty minutes to London, St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Front Entrance Porch 7'10 x 4'8

With composite front door with inset double glazed panels, front and side aspect UPVC double glazed windows, coat-hanging and shoe storage space, tiled floor, internal UPVC entrance door with inset double glazed panel and full length windows to both sides, opening to reception hall.

Reception Hall 8'6 x 7'8

With stairs to first floor, wood block tiled flooring, heating thermostat, radiator, doors to kitchen/diner, living room and cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC with wood effect shelf over, pedestal wash hand basin with mixer tap and splashback over, wood effect laminate flooring, radiator.

Living Room 14'8 x 13'10

With front aspect UPVC double glazed bay window, cast iron log burner to corner set onto granite hearth with tiled wall behind, tiled wood block tiled flooring, wood effect shelf, two radiators.

Open Plan Kitchen/Diner 22'8 x 11'10 (max)

Narrowing to 8'6 in the dining area, comprising a modern fitted kitchen with a generous range of grey wood grain effect store cupboards and drawers, fitted worktops with matching upstands and concealed LED lighting over, inset one and a half bowl resin sink/drainage with mixer tap over, rear aspect UPVC double glazed window looking onto garden and fields, five ring gas hob with extractor over, fitted high level double electric oven, integrated fridge/freezer and dishwasher, wine rack, plinth lighting, matching island unit with breakfast bar and drawers under, understairs store cupboard with light and fitted shelves, recessed downlighters, tiled floor, dining area with rear aspect UPVC double glazed French doors opening to garden, open doorway through to utility area.



Utility Area

With UPVC double glazed back door, space and plumbing for washing machine with fitted shelves over, cupboard with space for tumble dryer with consumer unit and electric meter.

First Floor:

Landing

With loft hatch and fitted loft ladder (there is a modern Ideal gas-fired combination boiler installed in the loft space), built-in shelved linen cupboard, radiator, doors to bedrooms and bathroom.

Bedroom 14'8 x 9'10

With front aspect UPVC double glazed window, range of fitted floor to ceiling wardrobes to one wall, wall panelling with fitted bedside wall lights, radiator.

Bedroom 17' x 10'9

With front aspect UPVC double glazed window,

side aspect UPVC double glazed window enjoying countryside view, built-in store cupboard with hanging rail, two radiators.

Bedroom 14'6 x 8'6

With side and rear aspect UPVC double glazed windows enjoying countryside views, two radiators.

Family Bathroom 6'11 x 5'9

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower and hand-held attachment and shower screen over, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern and shelf over, extractor fan, vinyl flooring, chrome effect heated towel rail.

Outside:

To the front of the property is a gated tarmac driveway providing off-road parking for up to three cars and access to the detached garage.



There is a beach shingle border to one side, outdoor wall lights, and a side gate accessing the rear garden. This has a paved patio with a concrete base to one side, and has been mainly laid to lawn with shrubs and trees to one side, and a paved pathway to a back gate and newly-erected fence overlooking open fields. There is a gated storage area to the side of the property, as well as outdoor lighting and power points and a tap by the back door. A trellis gate to the side opens to a gravelled terrace, with lean-to storage areas to the side of the garage and additional outdoor power points. A side door open to the workshop and garage.

Garage & Workshop:

Garage (17'10 x 7'8) with up and over door, consumer unit, window to side, power and light, door opening to Workshop (10'2 x 8'1) with side windows, fitted workbench and shelving, power and light, personal door to side.





Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.