



9 The Ridgeway, Lympne, Hythe, Kent. CT21 4PW

Guide Price **£599,995**



- Detached residence
- Five bedrooms
- Two en-suites plus family bathroom
- Garden
- Double garage & driveway

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on an exclusive development in the ever-popular village of Lympne which offers excellent primary schooling together with a village hall offering many clubs and amenities, public house and restaurant, village shop and Lympne Castle. Westenhanger mainline railway station is within easy reach which offers access to Ashford International railway station with high-speed services to London St Pancras in just over thirty minutes, the M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Secondary schooling is available in nearby Saltwood with both boys and girls grammar schools being available in Folkestone. The pretty Cinque Port town of Hythe is only a short drop down the hill by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsburys stores. The Cathedral City of Canterbury is accessed by car in just over thirty minutes and offers all that you would expect from a city together with the Cathedral and Marlowe Theatre.

A rare opportunity to purchase a beautiful five bedroom property in sought after location backing onto woodland and trim trail. The property offers a master bedroom with en suite, guest bedroom with en suite and three further bedrooms together with a modern family bathroom. On the ground floor there is a living room with feature fire surround, complete with coal effect gas fire, there is also a cloakroom, study, modern fitted kitchen and large conservatory to the rear. The property boasts enclosed established gardens which back on to trees and the village trim trail; access to the double garage is via a personal door to the rear. The property enjoys newly fitted electric roller doors to the garage, newly fitted UPVC double glazing with fitted blinds throughout & Red Alert alarm system throughout.

GROUND FLOOR

ENTRANCE HALL (9' 0" x 14' 0") or (2.75m x 4.26m) with double glazed front door, laminate effect wood flooring, two radiators, thermostat, access to understairs storage cupboard

LIVING ROOM (24' 3" x 10' 5") or (7.38m x 3.17m) with wood effect laminate flooring, UPVC double-glazed windows overlooking front with newly fitted blinds, two radiators, feature gas fireplace with stone hearth and wood surround, UPVC double-glazed doors leading to rear garden

KITCHEN (17' 7" x 10' 11") or (5.37m x 3.33m) with wood effect laminate flooring, a selection of high and low level kitchen cabinets, integrated fan assisted double oven, ceramic four ring hob with extractor fan over, laminate worktops, cupboard housing gas fired boiler, one-and-a-half bowl stainless steel sink, glazed window overlooking conservatory, space for freestanding dishwasher, integrated fridge freezer, localised tiling, radiator

UTILITY ROOM (5' 7" x 8' 10") or (1.70m x 2.68m) with wood effect laminate flooring, a selection of high and low level kitchen units, laminate worktops, localised tiling, space for freestanding washing machine and tumble dryer, radiator, UPVC double glazed frosted door leading to side

CLOAKROOM with tiled flooring, WC, corner hand basin with mixer tap over, UPVC double glazed frosted window, radiator

CONSERVATORY (14' 7" x 12' 10") or (4.45m x 3.90m) with wood effect laminate flooring, UPVC double-glazed windows to all aspects, UPVC single door leading to rear garden, UPVC double doors leading to rear garden

STUDY (22' 4" x 23' 4") or (6.80m x 7.11m) with wood effect laminate floor, UPVC double glazed window to front with newly fitted blinds, radiator

FIRST FLOOR

LANDING (12' 7" x 9' 3") or (3.83m x 2.81m) with loft hatch accessing partially boarded loft with ladder, airing cupboard housing hot water cylinder and shelving over

BEDROOM (10' 4" x 9' 9") or (3.16m x 2.97m) with UPVC double-glazed windows overlooking front with newly fitted blinds, radiator

BEDROOM (8' 8" x 7' 5") or (2.65m x 2.25m) with UPVC double-glazed windows overlooking front with newly fitted blinds, radiator

BEDROOM (7' 11" x 7' 8") or (2.41m x 2.34m) with UPVC double-glazed windows overlooking front with newly fitted blinds, radiator, built in wardrobes with hanging rail and shelving over

EN-SUITE (3' 10" x 3' 4") or (1.17m x 1.02m) with tiled flooring, WC, hand basin with mixer taps over, radiator, UPVC double glazed frosted window

BATHROOM (8' 3" x 5' 9") or (2.52m x 1.76m) with tiling floor to ceiling, WC, hand basin with mixer tap over & storage units under, panelled white Bath with Aqualisa shower over & glass shower screen, stainless steel towel radiator, UPVC double glazed frosted window

BEDROOM (11' 1" x 8' 4") or (3.39m x 2.53m) with UPVC double-glazed windows overlooking rear with newly fitted blinds, radiator, built-in double wardrobes with hanging rail and shelving over



BEDROOM (10' 4" x 12' 10") or (3.16m x 3.92m) with UPVC double-glazed windows overlooking rear with newly fitted blinds, radiator, built-in double wardrobes with hanging rail under & shelving over

EN-SUITE (7' 7" x 3' 7") or (2.30m x 1.08m) with tiling floor to ceiling, WC incorporated into modern storage unit with hand basin over & mixer taps, shower cubicle with rainfall shower, stainless steel towel radiator, UPVC double glazed frosted window

OUTSIDE To the rear of the property is a well-fenced rear garden mainly laid to lawn with established shrubs and patio area with pathway to side access, outside tap and lights, concealed compost area, the garden backing on to woodland and the Trim trail. The garden also benefits from a newly installed large shed as well as door accessing into the double garage. The front of the property enjoys a lawned area and feature silver birch tree, flower/shrub beds and double driveway, outside light and tap.

DOUBLE GARAGE (17' 6" x 16' 8") or (5.33m x 5.08m) with power lighting, hatch accessing storage area, glazed door leading to rear garden, newly installed electric roller doors

LARGE NEWLY FITTED SHED (8' 9" x 8' 9" Max) or (2.66m x 2.66m Max) with glazed windows

Tenure - Freehold

Council tax - Band G

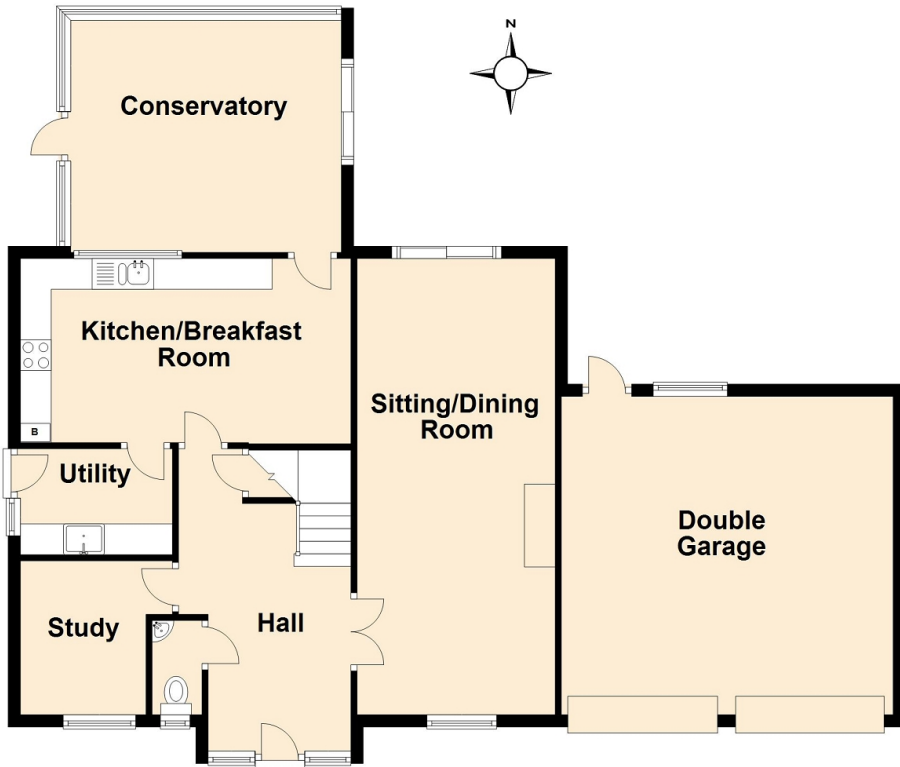
Local Authority - Folkestone & Hythe District Council





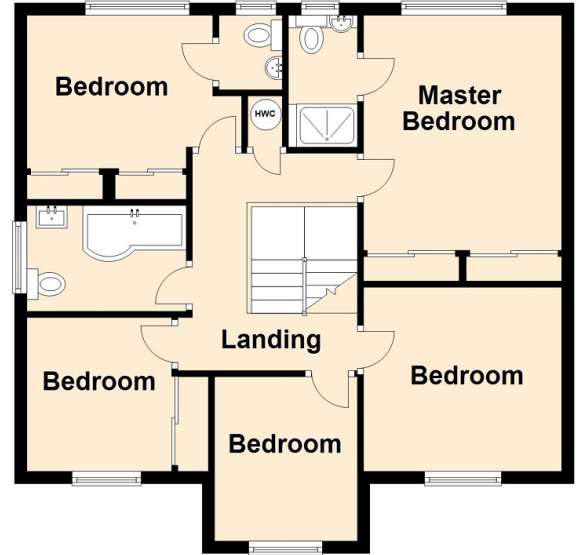
Ground Floor

Approx. 111.2 sq. metres (1196.5 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 178.1 sq. metres (1916.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.