



20 Manor Farm Close, Lympe, Hythe, Kent. CT21 4EG

Guide Price **£525,000**



- Stunning four bedroom detached home
- Control4 smart home automation with tablets
- Phillips Hue lighting throughout
- Selection of high end Bang & Olufsen TV's & speakers
- Garage & resin driveway

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



Situated in the popular village of Lympe with its ever-popular primary school, the village also boasts Lympe Castle with its catering facilities together with a bistro restaurant and The County Members public house as well as a general store and an active village hall. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking c.38 minutes to St Pancras London. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with a Waitrose, Iceland, Aldi and Sainsburys stores. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities as does Hythes unspoilt promenade. Lympe primary school is within easy reach, with secondary schooling available in nearby Saltwood and both boys and girls grammar schools 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 only a 30-minute drive away and offers cultural facilities including the Cathedral and Marlowe Theatre.

A quite simply stunning four bedroom detached home in a cul-de-sac location on this popular modern development in the semi-rural village of Lympe. The accommodation comprises an entrance hall, living/dining room, kitchen, utility room, cloakroom & garage to the ground floor with main bedroom with en-suite, bathroom & three further bedrooms to the first floor. This home has the added benefit of a complete Control4 smart home setup controlled via various tablets located throughout the house as well as Phillips Hue lighting throughout and many high end entertainment speakers & TVs. You really need to view this property to appreciate the care & attention that has been taken to every aspect of the home, an early viewing is highly recommended

GROUND FLOOR

ENTRANCE HALL

with tiled flooring, radiator, cupboard with hanging rail

LIVING/DINING ROOM

with feature bay UPVC double glazed windows with Luxaflex blind overlooking front, two radiators, wood effect flooring to dining area, UPVC double glazed bi-fold doors leading out onto rear garden, Bang & Olufsen 55 Eclipse 4K TV with Bang & Olufsen Remote One & remote controlled wall mounted bracket, wall mounted Beosound 9000 speaker is a 6 Disc CD player/radio & 4 wall mounted Bang & Olufsen speakers, Nest thermostat

KITCHEN

with tiled flooring, a selection of high & low level kitchen cupboards, laminate wood effect worktops, LED lighting under high level cupboards, LED plinth & cornice lighting, localised tiling, breakfast bar, one & a half bowl stainless steel sink with Inksinerator waste disposal, UPVC double glazed window overlooking rear garden, Neff steam oven, Neff microwave/oven, Neff warming drawer, Neff Flexi induction hob, Neff telescopic cooker hood, integrated Neff fridge/freezer, integrated Neff dishwasher water softener, UPVC double glazed door leading to rear garden, Samsung 32 Smart TV, wall mounted tablet with Control4 Home automation, ceiling speakers

UTILITY ROOM

with tiled flooring, low level kitchen cupboard, laminate worktop, localised tiling, UPVC double glazed window overlooking rear garden, one bowl stainless steel sink with mixer taps over, Miele TwinDos Washing Machine, Miele heat pump washer/dryer, radiator

CLOAKROOM

with tiled flooring, wall hung WC with concealed cistern, hand basin with storage cabinet under, stainless steel towel radiator, localised tiling, UPVC double glazed frosted window

GARAGE

with bonded resin floor, power, lighting, electric remote controller roller door, workbench with drawers & storage cupboards over, electric car charger, 32 Samsung Smart TV with Bang & Olufsen Speaker, newly fitted gas fired boiler, RCD consumer unit

LANDING

with Velux window with blind, cupboard housing pressurised hot water cylinder, loft hatch, feature pendant light

BEDROOM

with UPVC double glazed windows with Luxaflex blind overlooking front, radiator, built in wardrobes with mirrored sliding doors, hanging rails & shelving over, Bang & Olufsen 40 Horizon 4K TV with telescopic bracket, ceiling speakers, wall mounted tablet with Control4 home automation

EN-SUITE

with tiling floor to ceiling, Velux window, panelled white bath with Aqualisa Digital automatic bath fill, glass shower screen, Duravit SensoWash WC with light, incorporated into modern storage cupboards with laminate tops and hand basin to side, Diamond X Illuminated mirrored cabinet, LED plinth lights

BEDROOM

with Velux window with blind, built in wardrobes with mirrored sliding doors, hanging rail & shelving over, radiator, Samsung 40 4K Smart TV, ceiling speakers





BEDROOM

with UPVC double glazed windows with Luxaflek blind overlooking front, open fronted wardrobe with hanging rail and shelving, radiator, cupboard housing a section of equipment relating to Control 4 smart home automation etc, Samsung Smart TV, ceiling speakers

BEDROOM/STUDY

with wood effect flooring, large L shaped integrated desk with storage cupboards, Velux window with blind, radiator, wall mounted tablet with Control4 home automation, ceiling speakers

BATHROOM

with tiling floor to ceiling, WC with concealed cistern, panelled white bath with mixer taps over, hand basin with storage cupboard under, shower cubicle with Aqualisa concealed digital shower with remote control, stainless steel towel radiator, Velux window with blind, LED plinth lights

OUTSIDE

The rear garden has been thoughtfully landscaped to take advantage of all the space available, there is a patio seating area with steps leading up to the rest of the garden which is mainly laid with pebbles with a feature circular grass area with a selection of borders with a mixture of planting as well as the added benefit of a summerhouse as well as smart Phillips Hue coloured lighting throughout the entire garden. There is access to the front down both sides of the property with an area for bins to be stored. To the front the property enjoys a bonded resin driveway with parking for multiple cars as well as a borders with a selection of planting as well as a Ring Pro Doorbell and a selection of Phillips Hue coloured lighting.

SUMMERHOUSE

with power, lighting & Phillips Hue coloured lighting, UPVC double glazed windows

Tenure - Freehold

Council tax - Band E

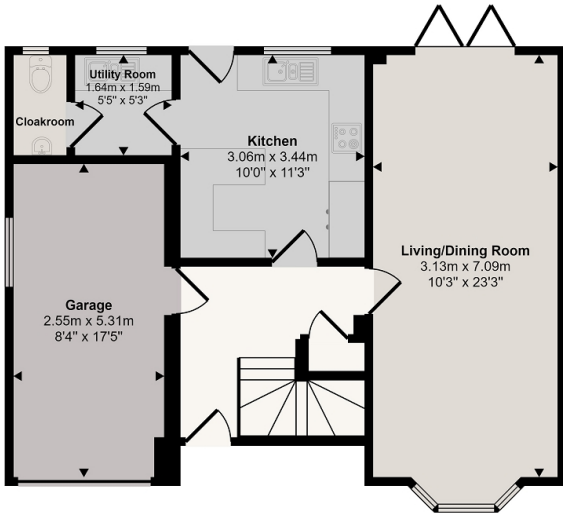
Local Authority - Folkestone & Hythe District Council





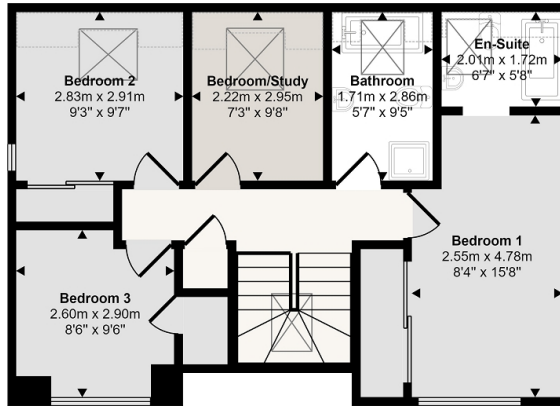


Approx Gross Internal Area
130 sq m / 1404 sq ft

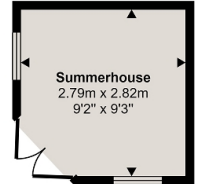


Ground Floor
Approx 64 sq m / 686 sq ft

Denotes head height below 1.5m



First Floor
Approx 59 sq m / 639 sq ft



Summerhouse
Approx 7 sq m / 79 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(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.