



**Danehurst Cottage Aldington Road, Lympe, Hythe, Kent. CT21 4PD**

**Guide Price £600,000**



- Beautiful detached residence
- Four bedrooms
- Rural location
- Matured gardens & integral garage
- No onward chain

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





Situated in a rural location nearby to the village of Lymgne. Lymgne offers a general store, village hall, county members public house and restaurant together with Lymgne Castle and the popular Lymgne village school. The historic Cinque port town of Hythe is within 15 minutes drive and offers a good selection of independent shops together with the all important Waitrose store, there is also a Sainsburys & Aldi store within the town. Secondary schooling is available in Saltwood with both boys and girls grammar schools in both Folkestone & Ashford. The M20 motorway, channel tunnel terminal & port of Dover are all easily accessed by car as is the town centre and MacArthur Glenn outlet at Ashford.

Danehurst cottage is a character four bedroom detached residence comprising of living room, dining room, kitchen, utility room, shower room & integral garage to the ground floor with landing, four double bedrooms and a bathroom to the first floor. The property has beautiful matured gardens, integral garage and oil fired central heating. An early viewing is highly recommended



## GROUND FLOOR

### LIVING ROOM

with glazed front door with windows to side, electric fireplace, radiator, glazed sash window overlooking front, glazed windows to side with secondary glazing panel, door allowing integral access to garage

### DINING ROOM

with glazed window overlooking garden, radiator, serving hatch to kitchen, glazed windows overlooking rear garden with secondary glazing panel

### KITCHEN

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, integrated double oven, four ring hob, space and plumbing for dishwasher, glazed windows overlooking garden, two bowl stainless steel sink with mixer taps over, radiator

### UTILITY ROOM

with tiled flooring, a selection of low level units, laminate worktops, space for fridge freezer, laminate worktops, radiator, ceramic sink with mixer taps over, storage cupboard housing oil fired boiler

### SHOWER ROOM

with tiled flooring, WC, hand basin with mixer taps over, localised tiling, towel radiator, frosted glazed window, shower cubicle

### INTEGRAL GARAGE

with glazed window overlooking side, up and over door, power and lighting



## FIRST FLOOR

### LANDING

with loft hatch, glazed window, radiator

### BEDROOM

with built in wardrobes with hanging rail and shelving, radiator; UPVC double glazed sash window overlooking front, glazed sash window overlooking rear

### BEDROOM

with built in wardrobe with hanging rail and shelving over, radiator

### BEDROOM

with built in wardrobes with hanging rails and shelving over, hand basin with mixer taps over, localised tiling, glazed window overlooking garden, radiator

### BEDROOM

with glazed windows overlooking front with fitted secondary glazing, radiator, cupboard





**BATHROOM**

with tile effect flooring, WC, hand basin with mixer taps over, radiator, panelled bath with mixer taps over and riser rail shower, UPVC double glazed window, airing cupboard with hot water cylinder and shelving

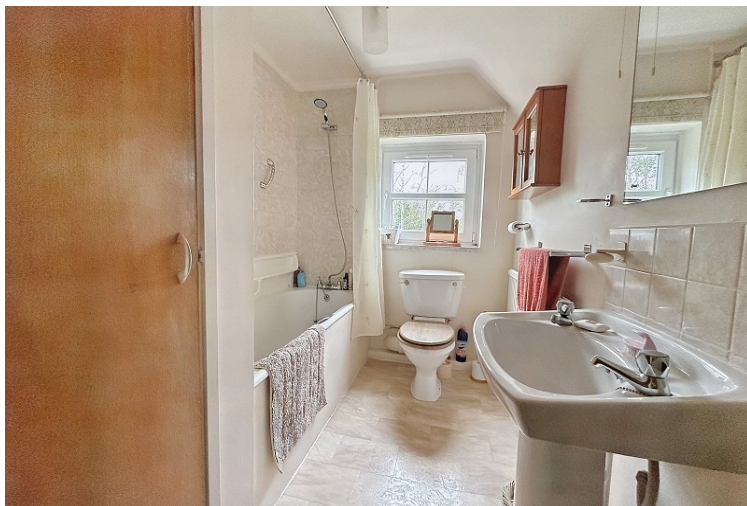
**ACCESSED**

The property has beautiful matured gardens with a wide selection of established shrubs, plants and trees adjoining open farmland. The property has access to a shed and is serviced by oil central heating with the tank being located to the rear of the property

**Tenure - Freehold**

**Council tax - Band F**

**Local Authority - Folkestone & Hythe District Council**





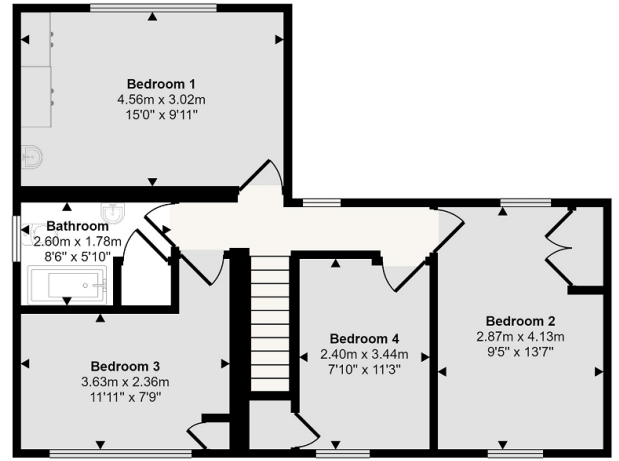




Approx Gross Internal Area  
148 sq m / 1595 sq ft



Ground Floor  
Approx 90 sq m / 966 sq ft



First Floor  
Approx 58 sq m / 629 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+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.