



49 High Street, Hythe, Kent CT21 5AD



**RANGEVIEW,
DYMCHURCH ROAD, HYTHE**

**£500,000 Freehold
NO ONWARD CHAIN**

A recently constructed detached single storey dwelling being sold with excellent eco credentials with an EPC Rating of A. Finished to an excellent standard, the property offers generous open plan living space with a sleek modern kitchen and 3 double bedrooms (1 en-suite). Ample parking and a generous garden.



Rangeview, Dymchurch Road, Hythe CT21 4NF

Entrance Hall, Open Plan Kitchen/Dining/Living Space, Three Bedrooms (one En-Suite), Bathroom, Ample Parking, Generous Gardens

DESCRIPTION

A newly constructed detached single storey dwelling situated between Hythe and Dymchurch with a pleasant open aspect to the front over The Ranges and to the rear of The Roughs. The property has been finished to a high standard with exacting attention to detail throughout the comfortably proportioned accommodation. It is being sold with excellent Eco credentials as it boasts an A rated EPC and also benefits from the added advantage of solar panels, an electric vehicle charging point, zoned underfloor heating and a 10 year build zone structural warranty. The property also has the potential for a disabled access lift, if required.

The accommodation, which has been designed to compliment a modern lifestyle, comprises a wonderful open plan kitchen/dining/living space incorporating a sleek modern kitchen by Kutchenhaus and doors uniting the space with the garden. There are three double bedrooms, the principal room with en-suite shower room, and a beautiful family bathroom.

Externally there is a particularly generous driveway providing parking and turning for numerous vehicles and incorporating a timber bin store/shed. To the side and rear is a large garden which has been designed for ease of maintenance.

SITUATION

Rangeview is situated moments away from the sea wall and long, pebbly beach that runs into the sandy bay at Dymchurch, with the open countryside of the Romney Marsh behind. Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The village of Dymchurch is approximately 2 miles distant and enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door, timber effect flooring with underfloor heating, recessed lighting, access to deep storage cupboard housing manifold for underfloor heating, consumer unit and wall mounted Vaillant gas boiler, double glazed window to side, access to loft space, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with timber effect flooring throughout with underfloor heating, the kitchen area with a high specification installation by Kutchenhaus in a sleek contemporary finish incorporating a range of base cupboard and drawer units with integrated dishwasher, washing machine, deep pan drawers, square edged quartz worktops under mounted with deep ceramic butlers sink with grooved drainer to side and mixer tap, coordinating wall cupboards with concealed lighting beneath, integrated eyelevel oven and combi microwave oven/grill, to the opposite end an integrated fridge and freezer, coordinating peninsula unit with deep pan drawers, recycling drawer, quartz worktops with waterfall end inset with multi point induction hob with extractor hood recessed into the ceiling above, pair of double glazed windows to front looking towards The Ranges, wall light points, pair of double glazed casement doors opening to and overlooking the garden with views to The Roughts and Lympe Castle beyond.

BEDROOM

Underfloor heating, pair of double glazed windows to rear fitted with folding plantation style shutters, sliding door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled rainhead shower with separate handheld attachment, wash basin with mixer tap and vanity cupboard below, low-level WC, underfloor heating, wall mounted heated ladder rack towel rail, extractor fan, obscured double glazed window to side.

BEDROOM

Underfloor heating, double glazed window to front fitted with folding plantation style shutters.

BEDROOM

Underfloor heating, double glazed picture window to rear enjoying views towards The Roughts and Lympe Castle and fitted with folding plantation style shutters.

BATHROOM

The bathroom is fitted with a contemporary suite comprising a panelled bath with mixer tap and separate thermostatically controlled rainhead shower with separate handheld attachment and folding glazed shower screen, vanity units incorporating low-level WC with concealed cistern, wash basin with mixer tap, localised tiling in a herringbone design, obscured double glazed window to front, ceramic tiled floor with underfloor heating, wall mounted heated ladder rack towel rail.

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OUTSIDE

To the front of the property the garden is set behind a low brick built wall and is predominantly occupied by particularly generous driveway which is blocked paved in a herringbone design, provides parking for numerous vehicles and incorporates a timber framed storage shed and bin store. To the side of the property a picket fence with a personal gate opens to the:

REAR GARDEN

From the gate a block paved pathway continues across the rear of the bungalow past an area of faux grass with the remainder of the garden being topped in granite

chippings. Directly to the rear of the property is an elevated decked terrace providing the perfect environment for alfresco dining and entertaining with a flight of steps accessing the garden.

EPC Rating Band A

COUNCIL TAX

Band TBC approx. £ (2024/25) Folkestone & Hythe District Council.

VIEWING

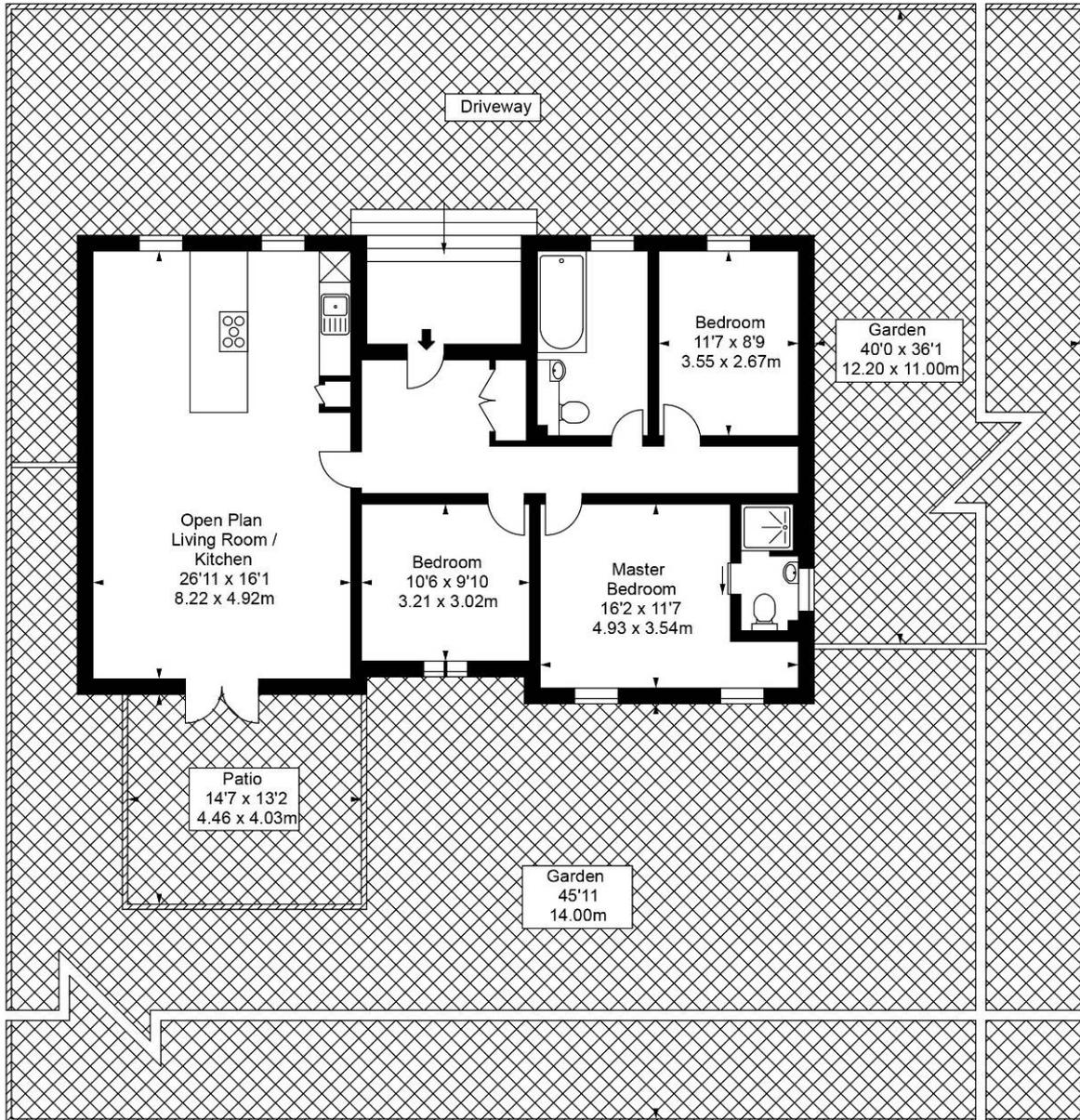
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



Rangeview, Dymchurch Road, CT21

Approximate Gross Internal Area :-

Ground Floor :- 102.90 sq m / 1108 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com