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Lower Sands, Dymchurch, Kent, TN29 0NF

Guide Price £500,000 - £525,000

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GUIDE PRICE OF £500,000 - £525,000. This impressive and versatile three/four-bedroom detached home offers spacious accommodation, attractive gardens and a delightful waterside setting. With generous reception rooms, a well-appointed kitchen/breakfast room and flexible bedroom accommodation arranged over two floors, the property is ideally suited to families, those seeking multigenerational living or buyers looking for a home with plenty of space to entertain.

The ground floor provides an excellent balance of comfortable living and practical accommodation. The spacious lounge features a large bay window, creating a bright and welcoming room, while the separate sitting room offers an additional reception area with French doors opening onto the rear garden. This versatile space is ideal for relaxing or entertaining, with attractive views across the garden.

The generously proportioned kitchen/breakfast room is fitted with an extensive range of cream-coloured units complemented by wooden worktops, providing ample storage and preparation space. There is plenty of room for a breakfast table, making this a welcoming space for everyday family living. French doors provide direct access to the garden, creating a wonderful connection between the indoor and outdoor spaces.

A further reception room, currently identified as a dining room/bedroom, offers excellent flexibility and could equally serve as a fourth bedroom, home office or additional family room. The ground floor also benefits from a particularly spacious bedroom with its own en-suite facilities, together with a separate shower room, making the layout particularly appealing to those seeking the convenience of ground-floor living.

Upstairs, two substantial double bedrooms provide further comfortable accommodation, both enjoying generous proportions and the character of the chalet-style roofline. A further shower room serves the first floor.

Outside, the beautifully established rear garden is a particular highlight of the property. Predominantly laid to lawn, it is complemented by mature hedging, established shrubs, ornamental planting and attractive pathways. A generous timber-decked terrace extends across the rear of the property, providing an excellent setting for outdoor dining, summer entertaining or simply enjoying the garden.

The grounds also feature additional seating areas, a pergola and timber garden buildings, offering a variety of spaces in which to relax and enjoy the surroundings. A particularly appealing feature is the waterside boundary, where the garden enjoys an attractive outlook across a natural watercourse, adding to the peaceful character of the setting.

To the front, the property is approached via an attractive driveway providing off-road parking, with the chalet-style exterior, dormer windows and established planting creating an appealing first impression.

IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."



- GUIDE PRICE OF £500,00 - £525,000
- Spacious three/four-bedroom detached home
- Versatile accommodation arranged over two floors
- Generous lounge with attractive bay window
- Separate sitting room with French doors to the garden
- Well-appointed kitchen/breakfast room
- Flexible dining room or fourth bedroom
- Spacious ground-floor bedroom with en-suite facilities
- Beautifully established garden with attractive waterside outlook
- Driveway providing off-road parking















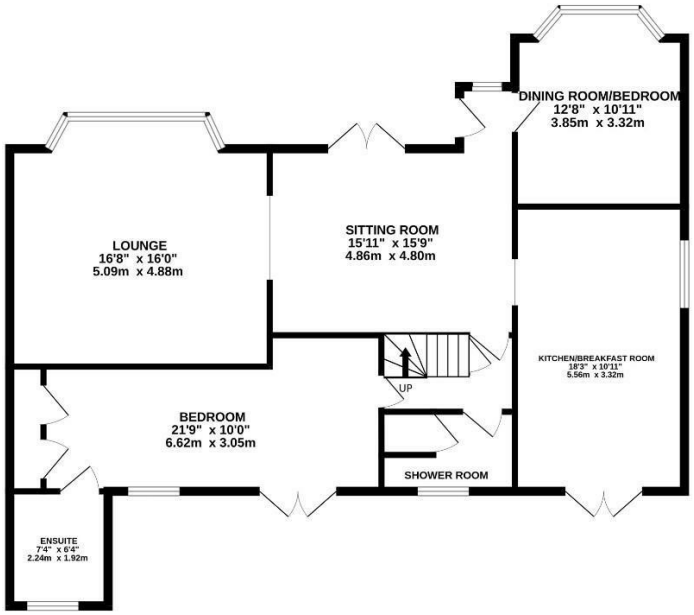




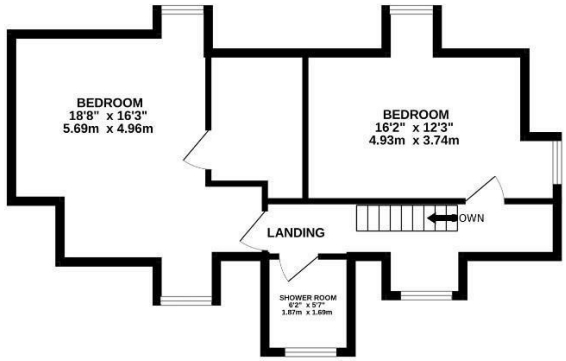




GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.

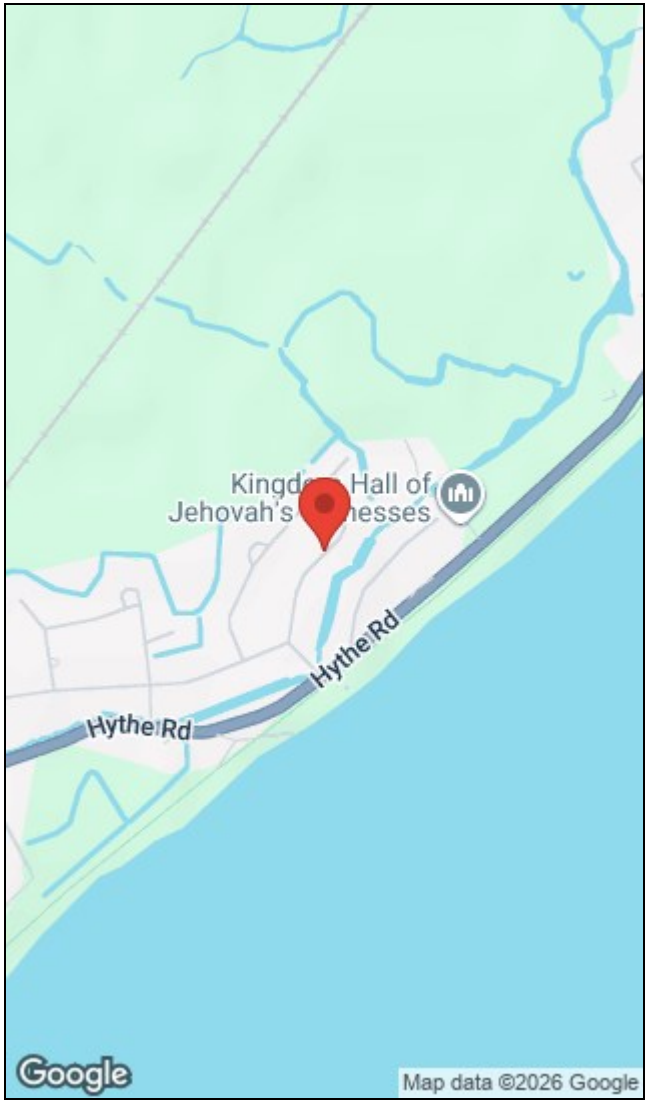


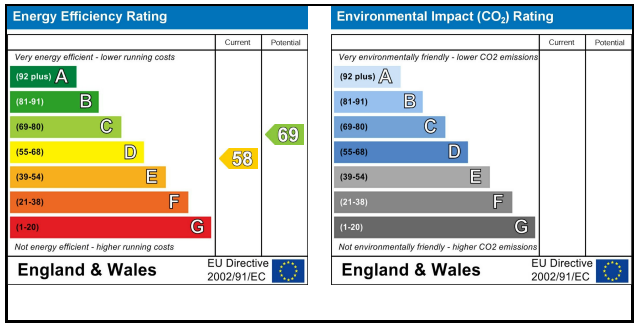
1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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