

hobbs parker

Coastal

17 Tudor Avenue Dymchurch

HOMES WITH ADDED VITAMIN SEA







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17 Tudor Avenue

Dymchurch TN29 0LT

Situated at the end of a popular residential cul-de-sac, this impressive four-bedroom extended and refurbished detached family home enjoys a truly idyllic setting with breathtaking panoramic countryside views.

Valuer's comment:

"A truly exceptional family home with spectacular countryside views and the unique charm of the Romney, Hythe & Dymchurch Railway at the foot of the garden."

Accommodation

Entrance hallway
Sitting Room
Dining Room
Play Room
Shower room/WC
Kitchen breakfast room
Four bedrooms, one with ensuite and roof terrace
Bathroom
Dining room
Garage and driveway
Garden

Communications

Hythe – 5 miles
Folkestone – 9 miles
Ashford – 13 miles
Canterbury – 21 miles



The property boasts an exceptional location with the renowned Romney, Hythe & Dymchurch Railway running along the bottom of the garden, adding a unique and charming feature to this picturesque home.

The spacious and versatile accommodation includes three well-proportioned reception rooms, with both the sitting room and dining room benefiting from bi-fold doors that open onto the expansive patio area and beautiful garden with a hot tub from which to take in the stunning surroundings.

The playroom offers excellent flexibility and could, if required, be used as an additional bedroom. A further advantage is the ground-floor shower room and WC, making this arrangement particularly practical for guests or multi-generational living

Upstairs, there are four generous bedrooms, with the main bedroom having an en-suite shower room and access to a rooftop terrace, offering an elevated point to enjoy the spectacular countryside outlook.

Further benefits include an oversized garage, off-road parking, and well-maintained gardens, making this an outstanding family home in a sought after location.

Combining spacious accommodation and an enviable setting, this exceptional property presents a rare opportunity to acquire a home that perfectly balances modern family living with the tranquillity of the countryside.















Situation

Located in this quiet, popular residential development to the eastern side of Dymchurch and within easy walking distance of Dymchurch's sandy beaches.

The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, Primary Schooling, Doctors' Surgery and Village Hall.

Secondary Schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone.

The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car.

High Speed Rail Services to London St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes' travelling time).





Additional Information

Services – all mains services
Council Tax – Band D
Tenure – Freehold

Directions –

Sat Nav TN29 0LT

V10828









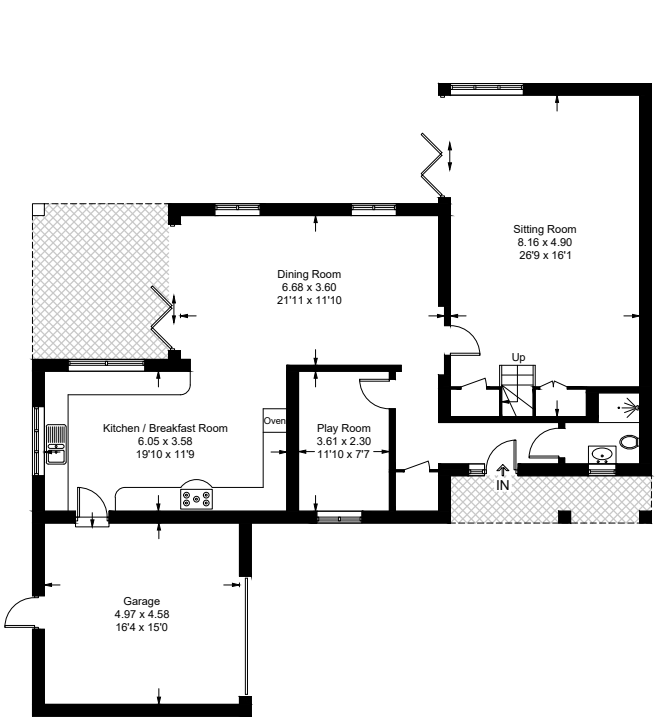
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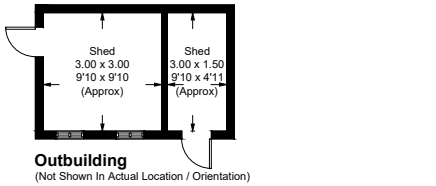
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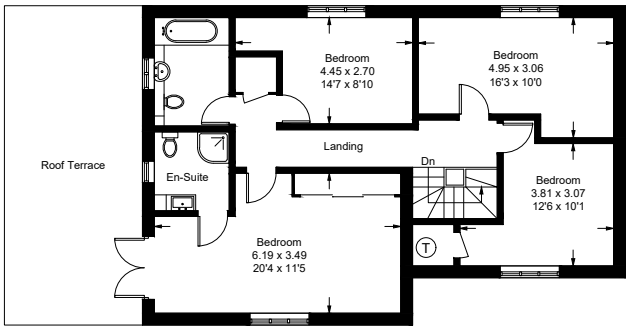
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17 Tudor Avenue, Dymchurch, Romney Marsh





Outbuilding
(Not Shown In Actual Location / Orientation)





Ground Floor - 133.5 sq m / 1437 sq ft

First Floor - 81.1 sq m / 873 sq ft

Approximate Gross Internal Area = 214.6 sq m / 2310 sq ft
Outbuilding = 13.9 sq m / 150 sq ft
Total = 228.5 sq m / 2460 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1317105)
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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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