

hobbs parker

The Villages

Otterpool Cottage Otterpool Lane Lympne

LOCAL VILLAGE PROPERTY





Otterpool Cottage

Otterpool Lane
Lympne, Hythe, Kent CT21 4LP

"This garden is simply delightful, crafted from years of dedicated care and attention".
Greg Wood, Director

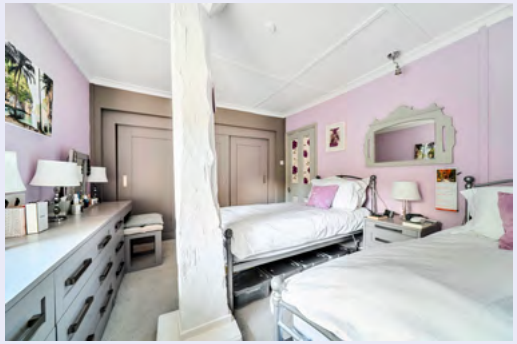
Otterpool Cottage is an enchanting Grade II listed ragstone cottage, set within beautiful walled gardens in a peaceful Kent countryside setting.













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.



The current owners have thoughtfully created a wonderful plantsman's garden, arranged as a series of charming outdoor rooms, with attractive planting, established trees, a pond and water feature, covered BBQ area, summerhouse and several inviting spaces for entertaining and relaxing.

The cottage itself offers characterful accommodation, including a recently fitted Wren kitchen, dining/day room, double bedroom with modern fitted wardrobes, a modern bathroom and a particularly attractive 18'6" x 14'7" sitting room with exposed beams, a solid fuel burner and views out to the garden.

A further notable feature is the substantial period ragstone barn/garage, just a few metres from the cottage, with road access and a useful boarded first-floor area, offering considerable versatility and potential.

Additional Information

Services

Mains drainage, water and electric.

Heating – Oil fired central heating.

Parking – To front of property and in front of the garage.

Council Tax (existing property) – Band D

Tenure – Freehold

Flood Risk – Very Low

Broadband – Yes – Ultrafast available

Mobile Signal Coverage – Yes

Data is from 'Sprift' via On The Market.

Directions

SatNav – Postcode: CT21 4LP

Alternatively, please use the What Three Words website for pin point accuracy.

https://w3w.co/modifies.pens.mindset

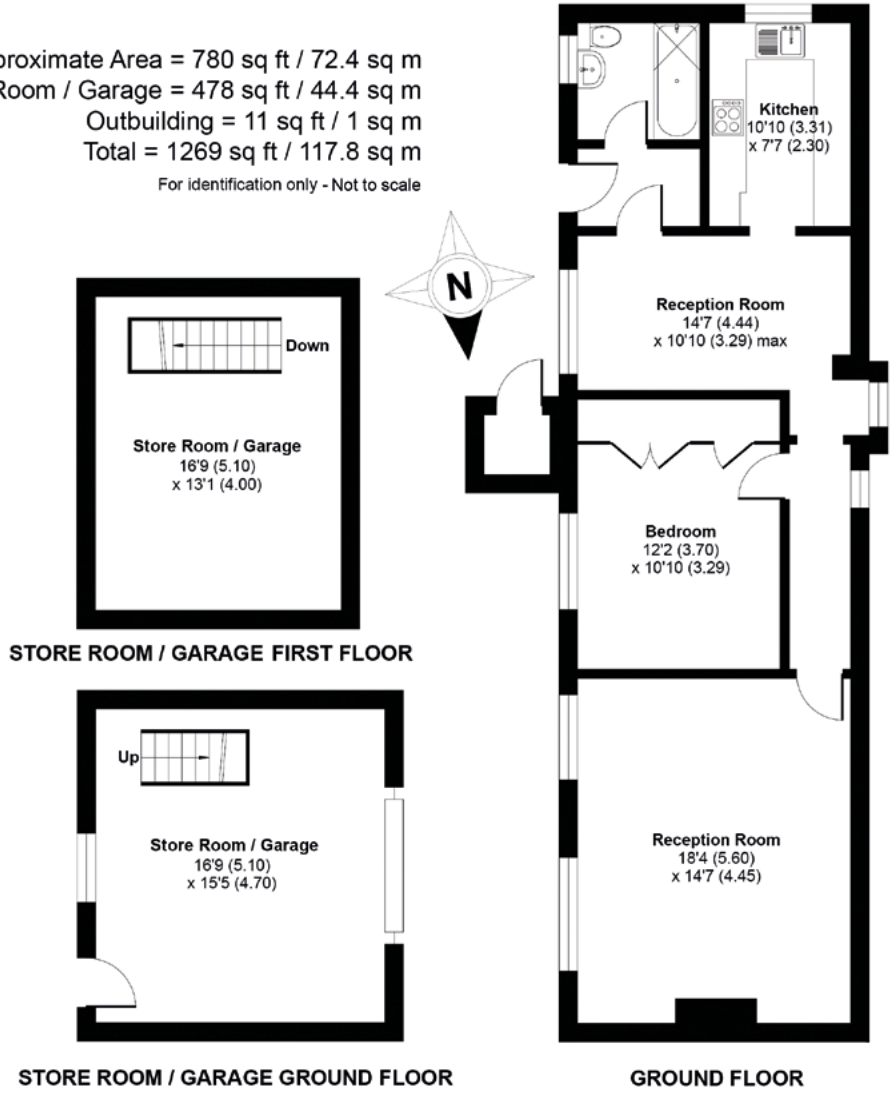


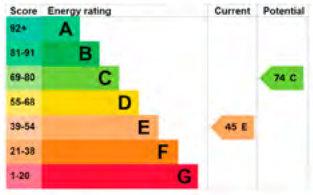




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Approximate Area = 780 sq ft / 72.4 sq m
Store Room / Garage = 478 sq ft / 44.4 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1269 sq ft / 117.8 sq m
For identification only - Not to scale









OnTheMarket
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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.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hobbs Parker. REF: 1547699

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