



49 High Street, Hythe, Kent CT21 5AD



**24 SWAN GREEN,  
SELLINDGE**

**£450,000 Freehold  
No Onward Chain**

**This well situated detached bungalow offers surprisingly spacious accommodation having already been thoughtfully extended to the rear. This includes three reception rooms, a kitchen/breakfast room, three bedrooms and a conservatory. There are pretty gardens to the front and rear, garage and parking. EPC tbc**



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

**Tel: 01303 266022**

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

## **24 Swan Green Sellindge TN25 6EX**

### **Entrance Vestibule, Sitting Room, Dining Room, Living Room, Conservatory, Kitchen/Breakfast Room, Three Bedrooms, Bathroom, Integral Garage, Parking, Gardens to Front and Rear**

#### **DESCRIPTION**

This well situated detached bungalow has been a much loved family home which appears to have been generally well maintained over the years. It is fair to say that it would now benefit from some general updating but, having already benefitted from a substantial extension to the rear, offers the potential to create a particularly comfortable home tailored to suit the purchasers own tastes and requirements. It is considered well worthy of any expenditure required and has been priced accordingly.

The surprisingly spacious accommodation is currently arranged to provide an entrance vestibule leading to the left to the generous kitchen/breakfast room and to the right, the sitting room which is open plan to the dining room. The inner hall leads to three very comfortable bedrooms, the bathroom and an additional living room beyond which is the conservatory.

There is a pretty garden to the front also with a generous driveway accessing the integral garage and to the rear there is a delightfully secluded garden providing a lovely space in which to relax and dine alfresco.

#### **SITUATION**

The property is situated within the popular village of Sellindge with its local shop and post office, church, village hall and pub. There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone, Hythe and Ashford.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. Ashford is around 7 miles distant and offers a wider range of amenities.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (5 miles), the ferry port of Dover (16 miles) and Ashford International Passenger Station (8 miles). There is also a main line railway station at Westenhanger (2.9 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a pair of panelled and double glazed doors, tiled floor, obscured double glazed door and window opening to:

### **ENTRANCE HALL**

Tiled floor, built-in cloaks cupboard, coved ceiling, doors to kitchen and:

### **SITTING ROOM**

Stone fireplace surround with polished timber mantelpiece, wall light points, coved ceiling, suspended double glazed bow bay window to front, secondary glazed window to side, radiator, archway to:

### **DINING ROOM**

Coved ceiling, wall light points, double glazed window to side, radiator, door to:

### **INNER HALL**

Access to loft space, radiator, doors to:

### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboard and drawer units with recess and plumbing for dishwasher and recess and plumbing for washing machine, freestanding cooker, rolltop timber effect work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, built-in linen cupboard housing factory lagged hot water cylinder, tiled floor throughout, secondary glazed window side, suspended double glazed bay window to front, radiator, double glazed door to side, door returning to entrance hall.

### **BEDROOM**

Dado rail, coved ceiling, double glazed window to side, radiator.

### **BEDROOM**

Tiled shower enclosure with Myra shower, coved ceiling, double glazed window to rear overlooking garden, radiator.

### **BEDROOM**

Coved ceiling, double glazed window to rear overlooking the garden, radiator.

### **LIVING ROOM**

Wall light points, coved ceiling, double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, radiator.

### **CONSERVATORY**

Of UPVC and double glazed construction beneath a pitched polycarbonate roof, timber effect flooring, door garden.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property sits behind a brick built wall and is laid to lawn surrounded by beds planted with various shrubs, herbaceous and other plants. There is a generous block paved driveway providing off-road parking and access to the **GARAGE**. Access can be gained to the side of the property to the:

#### **REAR GARDEN**

The garden to the rear of property is enclosed by a combination of walls and fencing and is laid extensively to lawn edged by borders stocked with a variety of shrubs, herbaceous and other plants. To the far end of the garden is a paved patio area and further paved patio alongside the conservatory.

#### **EPC Rating band TBC**

#### **COUNCIL TAX**

Band E approx. £2836.35 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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







Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

# Swan Green, Sellindge, TN25

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft

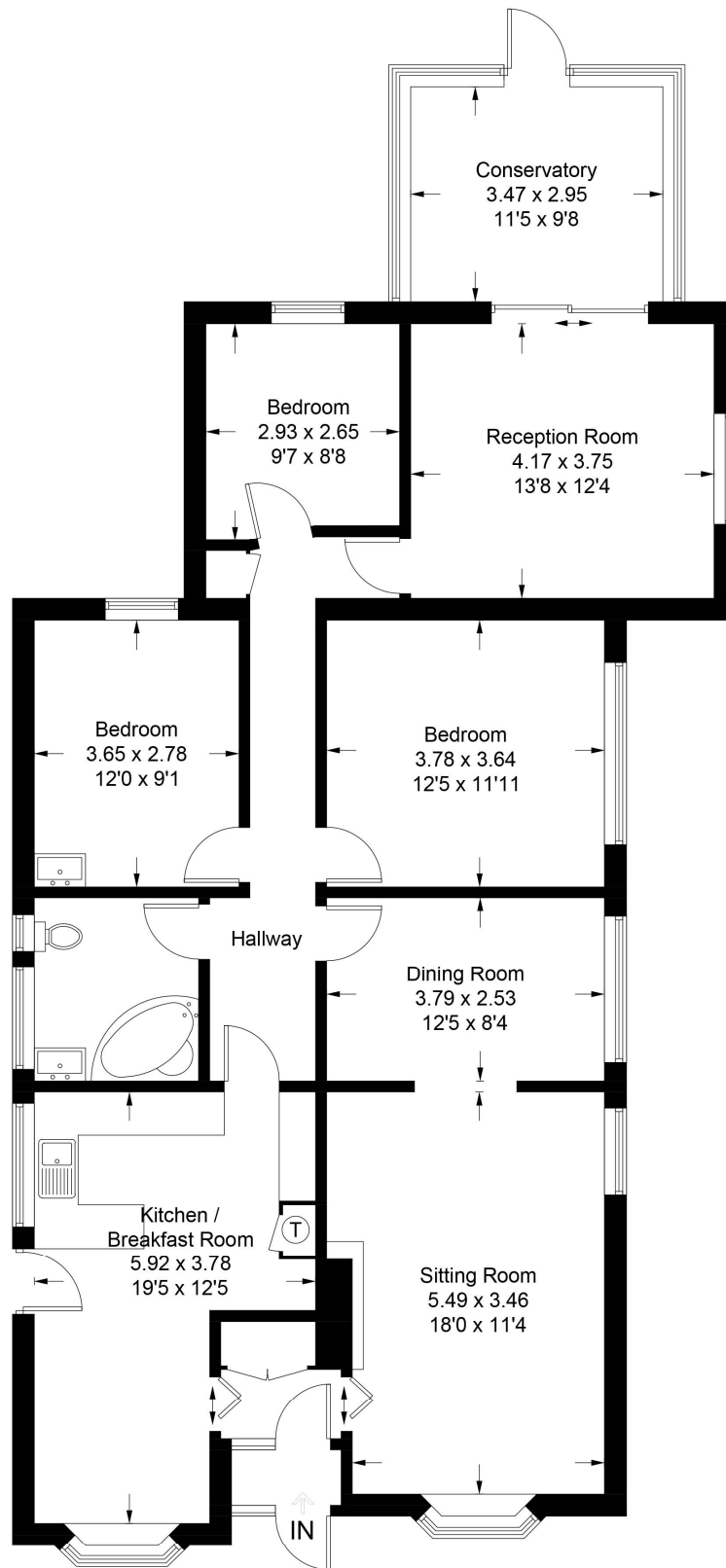


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072563)